

Print Date : 08-Sep-2020

ADMIN. FOR CHILDREN'S SERVICES - FY 2021

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** : CHILDREN'S SERVICES
Date of Survey : 30-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2861 **Lot** : 129 **BIN** : 2109470

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$266,000
Electrical		\$39,300
Mechanical	\$271,500	\$92,800
Site Pavements		\$48,900
Total	\$271,500	\$446,900
Importance Code A		\$320,700
Importance Code B	\$271,500	\$126,200
Total	\$271,500	\$446,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$48,300		\$4,500	\$1,800
Interior Architecture	\$9,600	\$1,700	\$12,100	\$40,000
Electrical	\$21,000	\$300	\$15,000	\$400
Mechanical	\$2,100	\$1,300	\$79,900	\$1,300
Site Pavements	\$2,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$87,000	\$7,300	\$115,400	\$47,400
Importance Code A	\$49,200	\$900	\$30,700	\$2,700
Importance Code B	\$37,800	\$5,400	\$84,700	\$44,700
Importance Code C		\$1,000		
Total	\$87,000	\$7,300	\$115,400	\$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.

ADMIN. FOR CHILDREN'S SERVICES - 068
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	
	Masonry: Brick Cavity	90%	4+	\$20,500	LIFE	**	5	\$25,600	
	Graffiti, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Metal Panel	3%			2049	**	5-10	\$5,900	
	Window Wall	5%			2049	**	5	\$5,300	
Windows									
	Aluminum	95%			2045	**	5	\$3,600	
	Glass Block	5%	Now	\$1,000	LIFE	**	5	\$100	
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Floor Landing Between 1-2 - Main Stair								
Parapets									
	Masonry: Brick Cavity	82%			LIFE	**	5	\$2,900	
	Metal Panel	3%			2039	**	5	\$400	
	Metal Rail	5%			2042	**	5-10	\$3,200	
	Pre-Cast Concrete	10%	4+	\$300	LIFE	**	5	\$2,200	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
	Location : Coping Stones Throughout								
Roof									
	Built-Up (BUR)	40%	4+	\$14,600	2029	\$145,700			
	Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
	Location : Over Second Floor And Partial First Floor								
	Ponding, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Vegetation Growth, Extent : Moderate, Area Affected : 20%								
	Location : Near Roof Access Doors From 2nd Floor								
	Metal Panel	25%	Now	\$1,500	2034	**			
	Deteriorated Finish, Extent : Moderate, Area Affected : 35%								
	Location : Pitched Roofs Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Southeast Corner Of Pitched Roof Above Main Entrance. Leak Into Entry Vestibule.								
	Modified Bitumen	33%			2029	\$120,200	10	\$8,300	
	Single Ply Membrane	2%	Now	\$8,500	2039	**			
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
	Location : Over Main Stair								
	Water Penetration, Extent : Moderate, 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%			2042	**	5		
Interior									

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ADMIN. FOR CHILDREN'S SERVICES - 068
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%			2025	\$36,300	3	\$5,300	
	Cast in Place Concrete	5%			LIFE	**	5	\$2,900	
	Ceramic Tile	5%			2038	**	5	\$1,300	
	Quarry Tile	10%			2042	**	5	\$4,000	
	Vinyl Tile	70%	4+	\$3,400	2034	**	3	\$7,000	
	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%			2038	**	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%			2034	**	5	\$5,000	
	AcousTileSusp.Lay-In	72%			2034	**	5	\$19,200	
	Exposed Struc: Steel	3%			LIFE	**			
	Gypsum Board	10%	0-2	\$2,900	LIFE	**	5	\$3,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Stair Landing Between Floors 1-2								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Stair Landing Between Floors 1-2								
Site Enclosure									
Fence/Gates									
	Chain Link	30%			2049	**			
	Iron Picket	70%			2064	**			
Free Standing Walls									
	Cast in Place Concrete	70%			2049	**			
	Masonry: Brick	30%			2049	**			
Retaining Walls									
	Cast in Place Concrete	100%			2064	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$2,000	2042	**			
	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%			2034	**			
Activity Yard									
	Pavers/Stone	30%			2038	**			
	Rubber Matting	70%			2029	\$48,900			

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ADMIN. FOR CHILDREN'S SERVICES - 068
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%			2039	**	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%			2039	**	5	\$500	
	Raceway								
	Conduit	100%	4+	\$4,700	2039	**	1		
		Covers Missing, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Panelboards								
	Fused Disc Sw	5%			2037	**	5		
	Molded Case Bkrs	95%			2037	**	5	\$400	
	Wiring								
	Thermoplastic	100%			2039	**	1		
	Motor Controllers								
	Locally Mounted	100%			2034	**	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%			2034	**	10	\$9,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T- 8 Lamps							
	Fluorescent	10%			2034	**	10	\$1,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Lamps							
	Fluorescent	30%	Now	\$6,300	2034	**			
		Malfunctioning, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Egress Lighting								
	Emergency, Battery	50%			2034	**	10	\$2,100	
	Exit, Battery	50%			2034	**	10	\$600	

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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

Lighting

Exterior Lighting

Fluorescent

20%

2029

\$12,200

10

\$300

HID

80%

Now

\$5,700

2034

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : Operated Via Switch***Alarm**

Security System

No Component

80%

Generic

20%

2029

\$11,500

1

\$1,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor And Hallways**Explanation : Intrusion Alarm, 1 Camera*

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

Now

\$3,900

2029

\$39,300

1-3

\$2,000

*Malfunctioning, Extent : Moderate, Area Affected : 10%**Location : Throughout**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : False Alarms And Troubles On 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

Natural Gas

100%

2039

* *

1

Conversion Equipment

Furnace

60%

2024

\$25,100

1

\$5,300

*Other Observation, Extent : Light, Area Affected : 60%**Location : Roof**Explanation : 6 Roof Mounted Units*

Hot Water Boiler

40%

2027

\$54,800

1

\$3,500

*Other Observation, Extent : Light, Area Affected : 40%**Location : Basement Boiler Room**Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump

40%

Now

\$600

2037

* *

4

\$400

*Unit Inoperable, Extent : Moderate, Area Affected : 50%**Location : 1 Of 2 Pumps Removed**Other Observation, Extent : Severe, Area Affected : 5%**Location : Boiler Room, Basement**Explanation : Hot Water Supply Pump Is Not Working*

No Component

60%

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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
Heating									
	Terminal Devices								
	Convactor/Radiator	40%			2027	\$38,000	1	\$2,300	
	No Component	60%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2024	\$222,400	2	\$1,100	
		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	\$49,100	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%			2024	\$29,500	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	* *	1		
	Water Heater								
	Gas Fired	100%			2024	\$10,800	2	\$300	
		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%			2024	\$5,100	4	\$700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 2nd Floor Explanation : One Unit							

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ADMIN. FOR CHILDREN'S SERVICES - 068
B'ABOVE CHILD CARE CENTER
Asset # : 13415

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Sprinkler								
	No Component	70%						
	Generic	30%		2039	* *	1-2	\$1,500	
Chemical System								
	No Component	99%						
	Generic	1%		2024	\$300	1-3		

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Print Date : 08-Sep-2020

ADMIN. FOR CHILDREN'S SERVICES - FY 2021

Asset Name : BLANCHE COMMUNITY DAY CARE CTR.
Address : 109-60 202ND STREET BTWN: HOLLIS AVE., 111 AVE.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : ACS0006.000 / 13416 **Yr Built/Renovated** : 1998 / 2011
Area Sq Ft : 16,526 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 13-Dec-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 10941 **Lot** : 206 **BIN** : 4234212

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$45,900	
Mechanical		\$206,900
Total	\$45,900	\$206,900
Importance Code A	\$45,900	
Importance Code B		\$206,900
Total	\$45,900	\$206,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$58,600	\$10,700		
Interior Architecture	\$6,200	\$3,200	\$1,700	
Electrical	\$500	\$600	\$500	\$17,900
Mechanical	\$15,800	\$1,200	\$2,700	\$1,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$85,100	\$19,600	\$8,800	\$23,600
Importance Code A	\$59,400	\$11,500	\$800	\$900
Importance Code B	\$25,700	\$8,100	\$6,900	\$22,700
Importance Code C			\$1,100	
Total	\$85,100	\$19,600	\$8,800	\$23,600



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

Architecture		Current Repair			Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior										
Exterior Walls										
	Masonry: Brick Cavity	65%	Now	\$45,900	LIFE	**	5	\$22,900		
		Water Penetration, Extent : Severe, Area Affected : 30%								
		Location : Custodian Room 011								
	Metal/Glass Curt Wall	20%	Now	\$23,900	LIFE	**	5	\$13,200		
		Caulking Deteriorated, Extent : Severe, Area Affected : 15%								
		Location : Throughout								
	Metal Panel	5%	Now	\$700	2050	**	5	\$3,300		
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
		Location : Throughout								
	Metal: Cage/Fence	10%			2043	**	5	\$15,400		
Windows										
	Aluminum	90%	4+	\$18,000	2046	**	5	\$4,000		
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%								
		Location : 2nd Floor Corridor								
		Water Penetration, Extent : Moderate, Area Affected : 20%								
		Location : Classrooms 118 And 117; Offices On 2nd Floor								
		Weather Strip Missing, Extent : Moderate, Area Affected : 20%								
		Location : Throughout								
	Glass Block	10%			LIFE	**	5	\$600		
Parapets										
	Concrete Masonry Unit	50%			LIFE	**	5	\$2,600		
	Masonry: Brick Cavity	45%	4+	\$5,000	LIFE	**	5	\$2,000		
		Other Observation, Extent : Moderate, Area Affected : 10%								
		Location : Roof Parapets								
		Explanation : Stucco Coating Is Cracking								
	Metal: Cage/Fence	5%	4+	\$500	2035	**	5	\$700		
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
		Location : Throughout								
Roof										
	Metal Panel	10%			2043	**	10	\$3,000		
	Modified Bitumen	90%	0-2	\$10,500	2035	**				
		Water Penetration, Extent : Moderate, Area Affected : 5%								
		Location : Lower Roof								
Soffits										
	Stucco Cement	100%			2043	**	5			
Interior										
Floors										
	Ceramic Tile	5%			2039	**	5	\$1,100		
	Panel/Paver: Cer/Brk	5%			2046	**	5	\$2,500		
	Quarry Tile	5%			2043	**	5	\$1,700		
	Vinyl Tile	85%			2035	**	3	\$7,100		

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BLANCHE COMMUNITY DAY CARE CTR.
Asset # : 13416

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Interior								
Interior Walls								
	Ceramic Tile	5%			2039	**	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+	\$6,200	2043	**	5	\$7,200
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Room 022 Cluster Family, 2nd Floor Corridor, Storage Room 021								
	Exposed Concrete	20%			LIFE	**	5	\$700
	Exposed Struc: Steel	5%			LIFE	**		
	Metal Panel	10%			LIFE	**	5	\$2,800
Site Enclosure								
Fence/Gates								
	Chain Link	20%			2050	**		
	Iron Picket	80%			2065	**		
Free Standing Walls								
	Masonry: Brick	100%			2050	**		
Retaining Walls								
	Masonry: Brick	100%			2050	**		
Site Pavements								
Public Sidewalk								
	Cast in Place Concrete	100%			2043	**		
On-Site Walkways								
	Cast in Place Concrete	100%			2043	**		
Activity Yard								
	Cast in Place Concrete	10%			2035	**		
	Rubber Matting	90%			2030			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of 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	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 800 Amperes.									
Switchgear / Switchboard									
Molded Case Bkrs		100%			2050	**	5	\$400	
Raceway									
Conduit		100%			2050	**	1		
Panelboards									
Fused Disc Sw		10%			2046	**	5		
Molded Case Bkrs		90%			2046	**	5	\$400	

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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%			2050	**	1		
Motor Controllers									
	Locally Mounted	100%			2043	**	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	95%			2035	**	10	\$14,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	5%			2035	**	10	\$800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Lobby And Hallways									
Egress Lighting									
	Emergency, Battery	50%			2035	**	10	\$2,000	
	Exit, LED	50%			2058	**	1		
Exterior Lighting									
	HID	30%			2035	**	10		
	No Component	70%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2035	**	1	\$1,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Hallways And Outside Perimeter									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2035	**	1-3	\$3,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Hallways, Basement And 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%			2050	* *	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.

ADMIN. FOR CHILDREN'S SERVICES - 068
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									
	Conversion Equipment								
	Furnace	70%			2030	\$27,200	1	\$5,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 6 Rooftop Units							
	Hot Water Boiler	30%			2035	**	1	\$2,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One Unit							
	Distribution								
	Hot Wtr Piping/Pump	30%			2046	**	4	\$400	
	No Component	70%							
	Terminal Devices								
	Convactor/Radiator	30%			2043	**	1	\$1,600	
	No Component	70%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%	0-2	\$10,300	2030	\$206,900	2	\$800	
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Roof							
		Explanation : 3 Of 6 Defective Packaged Rooftop Units							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	0-2	\$3,000	LIFE	**	2-5	\$9,200	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 20%							
		Location : Roof							
	Exhaust Fans								
	Roof	100%			2030	\$27,400	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2050	**	1		
	Water Heater								
	Gas Fired	100%			2029	\$10,100	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2022	\$600	4	\$500	
	Sewage Ejector(s)								
	Electric	100%			2030	\$4,800	4	\$1,000	

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

ADMIN. FOR CHILDREN'S SERVICES - 068
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									
	Backflow Preventer								
	Generic	20%			2035	* *	1	\$200	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Boiler Room							
		Explanation : Boiler And Hot Water Heater Only							
	Generic	80%			2038	* *	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%			2050	* *	1-2	\$500	
Chemical System									
	No Component	98%							
	Generic	2%			2025	\$600	1-3	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Kitchen							
		Explanation : 1 Set							

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Print Date : 08-Sep-2020

ADMIN. FOR CHILDREN'S SERVICES - FY 2021

Asset Name : CHRISTOPHER STREET SCHOOL ALPHA COTTAGE
Address : 1250 E. 229TH ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0049.010 / 54 **Yr Built/Renovated** : 1965 / 2012
Area Sq Ft : 4,000 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 21-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4905 **Lot** : 2 **BIN** : 2097408

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$107,600	
Electrical	\$70,200	
Mechanical		\$85,400
Total	\$177,800	\$85,400
Importance Code A	\$107,600	
Importance Code B	\$70,200	\$85,400
Total	\$177,800	\$85,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$22,500	\$1,400		
Interior Architecture	\$2,100		\$900	
Electrical	\$100	\$3,800	\$100	\$100
Mechanical	\$400	\$300	\$1,800	\$300
Site Pavements				
Total	\$25,100	\$5,500	\$2,700	\$400
Importance Code A	\$22,700	\$1,600	\$200	\$200
Importance Code B	\$2,400	\$3,900	\$2,600	\$200
Importance Code C				
Total	\$25,100	\$5,500	\$2,700	\$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.

ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL ALPHA COTTAGE
Asset # : 54

Architecture		Current Repair			Future Replacement		Maintenance		
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%	Now	\$107,600	LIFE	* *	5	\$16,700	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 5%							
		Location : Window Lintels							
		Diagonal Cracks, Extent : Moderate, Area Affected : 1%							
		Location : Fire Escpae							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Slate Panels	2%	Now	\$19,000	LIFE	* *	5	\$300	
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Window Sills							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Window Sills							
Windows									
	Aluminum	70%	0-2	\$1,400	2044	* *	5	\$800	
		Air Infiltration, Extent : Moderate, Area Affected : 5%							
		Location : Fire Escape							
		Recent Repair Evident, Extent : Light, Area Affected : 5%							
		Location : Fire Escape, Window Foamed							
	Metal/Detention Type	30%			2038	* *	5	\$2,500	
Parapets									
	Masonry: Brick	95%			LIFE	* *	5	\$1,600	
	Metal Panel	5%			2038	* *	5	\$300	
Roof									
	Modified Bitumen	100%	Now	\$2,100	2033	* *			1
		Drains Clogged, Extent : Severe, Area Affected : 50%							
		Location : East Roof Drain							
		Ponding, Extent : Severe, Area Affected : 30%							
		Location : East Roof Drain							
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	* *	5	\$800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
		Location : Boiler Room							
	Ceramic Tile	5%			2041	* *	5	\$400	
	Vinyl Tile	90%			2036	* *	3	\$2,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 2%							
		Location : Throughout							
Interior Walls									
	Concrete Masonry Unit	70%			LIFE	* *	5	\$3,400	
	Plaster	30%			LIFE	* *	5	\$1,100	

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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL ALPHA COTTAGE
Asset # : 54

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	Plaster	100%	0-2	\$2,100	LIFE	* *	5	\$4,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%									
Location : Basement									
Site Enclosure									
	Retaining Walls								
	Cast in Place Concrete	60%			2048	* *			
	Masonry: Brick	40%			2038	* *			
Site Pavements									
	On-Site Walkways								
	Asphalt	100%			2031	\$11,900			
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%			2038	* *	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 400 Ampere Main Disconnect Switch									
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2038	* *	5		
	Raceway								
	Conduit	100%			2038	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2036	* *	5	\$100	
	Wiring								
	Thermoplastic	100%			2038	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2033	* *	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2023	\$70,200	10	\$3,700	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Egress Lighting								
	Emergency, Battery	50%			2028	\$2,900	10	\$500	
	Exit, Battery	50%			2028	\$2,400	10	\$100	

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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL ALPHA COTTAGE
Asset # : 54

Electrical		Current 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%

2033

* *

10

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Controlled Via Photocell*

No Component

80%

Alarm

Security System

No Component

70%

Generic

30%

2028

\$3,900

1

\$500

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2033

* *

1-3

\$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%

2038

* *

1

Conversion Equipment

Hot Water Boiler

100%

2033

* *

1

\$2,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 Gas Fired Modular Hot Water Boiler*

Distribution

Hot Wtr Piping/Pump

100%

2036

* *

4

\$200

Terminal Devices

Convactor/Radiator

100%

2033

* *

1

\$1,300

Air Conditioning

Energy Source

Electricity

100%

2036

* *

1

Conversion Equipment

Split Unit

100%

2028

\$85,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement, 1st And 2nd Floor**Explanation : 3 Condensers On The Roof. 3 Air Handling Units In Each Floor. Refrigerant Piping Missing Insulation Roof.*

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$5,200

Ventilation

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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL ALPHA COTTAGE
Asset # : 54

Mechanical		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								
	Wall Unit	10%			2028	\$100	2		
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : 1st Floor Kitchen And 2nd Floor Bathroom							
		Explanation : Exhaust Fan Located Only In 1st Floor Kitchen And 2nd Floor Bathroom							
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	* *	1		
	Water Heater								
	Gas Fired	100%			2026	\$2,400	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : Roof Drain Clogged.							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	90%							
	Generic	10%			2038	* *	1-2	\$100	
		No Backflow Preventer, Extent : Moderate, Area Affected : 100%							
		Location : Basement							

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Print Date : 08-Sep-2020

ADMIN. FOR CHILDREN'S SERVICES - FY 2021

Asset Name : CHRISTOPHER STREET SCHOOL MAIN BUILDING
Address : 1250 EAST 229TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0049.000 / 1947 **Yr Built/Renovated** : 1955 / 2012
Area Sq Ft : 37,482 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 28-Jul-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4905 **Lot** : 2 **BIN** : 2097408

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$397,800	\$71,500
Electrical		\$85,700
Mechanical	\$117,300	\$66,400
Site Enclosure	\$58,400	
Site Pavements		\$418,600
Total	\$573,500	\$642,200
Importance Code A	\$397,800	\$137,900
Importance Code B	\$175,700	\$85,700
Importance Code C		\$418,600
Total	\$573,500	\$642,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$12,000		\$800	
Interior Architecture	\$55,500		\$2,100	
Electrical	\$6,200	\$69,700	\$8,100	\$3,900
Mechanical	\$2,800	\$2,900	\$17,700	\$1,800
Site Enclosure	\$31,300			
Site Pavements	\$11,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$123,300	\$76,600	\$32,600	\$9,700
Importance Code A	\$12,400	\$100	\$1,200	
Importance Code B	\$59,200	\$76,500	\$31,400	\$9,700
Importance Code C	\$51,800			
Total	\$123,300	\$76,600	\$32,600	\$9,700



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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL MAIN BUILDING
Asset # : 1947

Architecture		Current Repair			Future Replacement		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	\$11,700	
	Masonry: Brick	92%	Now	\$46,000	LIFE	**	5	\$71,500	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Boiler Room Chimney, Living Skills Room, Above Living Skills Roof									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%									
Location : Boiler Room Chimney									
	Masonry: Limestone	2%			LIFE	**	5	\$1,200	
	Stucco Cement	3%	2-4	\$1,400	2041	**	5	\$2,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%									
Location : Roof									
Windows									
	Aluminum	100%			2044	**	5	\$1,600	
Parapets									
	Masonry: Brick	95%	0-2	\$10,300	LIFE	**	5	\$8,400	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Spalling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
	Masonry: Limestone	5%			LIFE	**	5	\$600	
Roof									
	Modified Bitumen	52%			2033	**	10	\$41,500	
	Single Ply Membrane	20%			2036	**	10	\$16,000	
	Single Ply Membrane	23%	Now	\$310,200	2038	**			
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%									
Location : Living Skills Roof									
	Skylight, Metal/Glass	5%			2048	**	10	\$13,300	
Soffits									
	Cast in Place Concrete	100%	2-4	\$200	LIFE	**	5	\$900	
Diagonal Cracks, Extent : Light, Area Affected : 5%									
Location : Living Skills Room									

Interior

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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL MAIN BUILDING
Asset # : 1947

Architecture		Current Repair			Future Replacement		Maintenance		
System	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	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
		Location : Boiler Room							
	Ceramic Tile	5%			2037	**	5	\$2,800	
	Quarry Tile	15%	0-2	\$25,700	2041	**	5	\$6,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
	Sheet Vinyl/Rubber	40%	2-4	\$14,200	2033	**	5	\$16,800	
		Worn/Eroded, Extent : Moderate, Area Affected : 1%							
		Location : Basement							
	Slate	5%			LIFE	**	5	\$3,000	
	Vinyl Tile	30%			2033	**	3	\$6,300	
		Worn/Eroded, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	5%			2037	**	5	\$2,400	
	Concrete Masonry Unit	5%	Now	\$5,800	LIFE	**	5	\$1,000	
		Diagonal Cracks, Extent : Moderate, Area Affected : 20%							
		Location : Water Main Room							
		Horizontal Cracks, Extent : Moderate, Area Affected : 20%							
		Location : Water Main Room							
	Fiberglass Panel	35%			LIFE	**			
	Gypsum Board	45%	Now	\$1,900	LIFE	**	5	\$13,100	
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Living Skills Room, Mold							
	Metal Panel	10%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	12%	0-2	\$800	2041	**	5	\$2,200	
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Living Skills Room							
	Exposed Concrete	5%	Now	\$1,300	LIFE	**	5	\$300	
		Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
		Location : Water Meter Room							
		Diagonal Cracks, Extent : Severe, Area Affected : 5%							
		Location : Water Meter Room							
	Exposed Struc: Steel	3%			LIFE	**			
	Gypsum Board	40%	Now	\$3,200	LIFE	**	5	\$18,600	
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Living Skills Room							
	Metal Panel	10%			LIFE	**	5	\$4,600	
	Plaster	30%			LIFE	**	5	\$7,000	

Site Enclosure

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

ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL MAIN BUILDING
Asset # : 1947

Architecture		Current Repair			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	\$200	2048		**		
		Broken/Missing Elements, Extent : Moderate, Area Affected : 50%							
		Location : Basketball Court, Detached Top Bar							
	Iron Picket	95%	2-4	\$26,400	2063		**		
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Free Standing Walls									
	Masonry: Brick	100%	Now	\$4,700	2038		**		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Along Driveway							
Retaining Walls									
	Cast in Place Concrete	40%			2048		**		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : South Wall							
	Masonry: Brick	50%	Now	\$58,400	2038		**		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Along Driveway							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Along Driveway							
		Loose Units, Extent : Moderate, Area Affected : 20%							
		Location : Along Driveway							
	Masonry: Fieldstone	10%			2038		**		
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	5%	Now	\$100	2048		**		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : West Facade							
	Pavers/Stone	95%	Now	\$11,400	2037		**		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Front Entrance West Side Of Walkway							
Parking/Driveway									
	Asphalt	100%			2031	\$418,600			
		Cracking/Crumbling, Extent : Light, Area Affected : 25%							
		Location : Throughout							
Activity Yard									
	Asphalt	100%			2031				
		Cracking/Crumbling, Extent : Light, Area Affected : 25%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Explanation : Plant Growth							

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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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL MAIN BUILDING
Asset # : 1947

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2048	**	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 3,000 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Fused Disc Sw	90%			2048	**	5	\$100	
	Molded Case Bkrs	10%			2048	**	5	\$100	
	Raceway								
	Conduit	100%			2048	**	1		
	Panelboards								
	Fused Disc Sw	10%			2044	**	5	\$100	
	Molded Case Bkrs	90%			2044	**	5	\$900	
	Wiring								
	Thermoplastic	100%			2048	**	1		
	Motor Controllers								
	Locally Mounted	100%			2041	**	5	\$300	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$600	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2041	**	1	\$11,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : Three Transfer Switches Observed							
	Generators								
	Diesel	100%			2037	**	1	\$14,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside The Building							
		Explanation : One 100 Kilowatt							
	Batteries								
	Lead/Acid	100%			2022	\$1,600	5	\$1,400	
	Fuel Storage								
	Day Tank	100%			2044	**	5	\$7,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : One 275 Gallon Tank							
Lighting									
	Interior Lighting								
	Fluorescent	95%			2033	**	10	\$32,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Incandescent	5%			2023	\$32,900	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Lobby							
		Explanation : Downlights							

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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL MAIN BUILDING
Asset # : 1947

Electrical		Current 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%			2033	**	1		
	Exit, Service	40%			2033	**	1		
	Exterior Lighting								
	HID	20%			2033	**	10		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : Controlled Via Photocell								
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2031	\$85,700	5	\$1,100	
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2033	**	1	\$7,000	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2033	**	1-3	\$6,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways								
	Explanation : Strobe Lights, Smoke Detector, Alarm Bells, Horn 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
Heating									
	Energy Source								
	Electricity	10%			2048	**	1		
	Natural Gas	2%			2048	**	1		
	No Component	88%							
	Conversion Equipment								
	Furnace	2%			2033	**	1	\$400	
	Other Observation, Extent : Light, Area Affected : 2%								
	Location : Lower Roof								
	Explanation : 1 Unit Serving Basic Living Skill Center.								
	Radiant Heater	10%			2028	\$66,400	2	\$1,700	
	Other Observation, Extent : Light, Area Affected : 5%								
	Location : Stairways								
	Explanation : 11 Electric Radiants								
	No Component	88%							
	Distribution								
	Ductwork/Diffusers	2%			LIFE	**	2-5	\$400	
	No Component	98%							
Air Conditioning									

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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL MAIN BUILDING
Asset # : 1947

Mechanical		Current Repair			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	50%			2044	**	1		
	Natural Gas	50%			2048	**	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	73%			2033	**	2	\$1,700	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 8 Rooftop Package Units							
	Ext Pkg Unit - Heating/Cooling	25%	Now	\$117,300	2038	**	2	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Upper Roof Explanation : Unit 2 And 6 Compressors Not Working.							
	Split Unit	1%			2028	\$8,000			
	Window/Wall Unit	1%			2023	\$800	1		
Distribution									
	Ductwork/Diffusers	98%			LIFE	**	2	\$47,800	
	Ductwork/Diffusers	2%	Now	\$400	LIFE	**	2	\$1,000	
		Insul. Deteriorating, Extent : Light, Area Affected : 100% Location : Upper Roof							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,900	
Exhaust Fans									
	Roof	98%			2033	**	2	\$1,100	
	Roof	2%	Now		2038	**	2		
		Unit Inoperable, Extent : Light, Area Affected : 100% Location : Upper Roof							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2048	**	1		
Water Heater									
	Gas Fired	100%			2026	\$22,900	2	\$500	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 3 Units							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Backflow Preventer									
	Generic	100%			2033	**	1	\$2,300	
Fixtures									
	Generic	100%							
Vertical Transport									

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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL MAIN BUILDING

Asset # : 1947

Mechanical		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		* *		
Fire Suppression									
Sprinkler									
	Generic	100%			2048		* *	1-2	\$10,500
Chemical System									
	Generic	100%			2026	\$27,900	1-3	\$3,700	

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Print Date : 08-Sep-2020

ADMIN. FOR CHILDREN'S SERVICES - FY 2021

Asset Name : CHRISTOPHER STREET SCHOOL OMEGA COTTAGE
Address : 1250 E. 229TH ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0049.020 / 30 **Yr Built/Renovated** : 1965 / 2012
Area Sq Ft : 4,000 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 21-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4905 **Lot** : 2 **BIN** : 2097408

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$56,900	
Electrical		\$114,400
Mechanical		\$85,400
Total	\$56,900	\$199,800
Importance Code A	\$56,900	
Importance Code B		\$199,800
Total	\$56,900	\$199,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$14,100	\$800		
Interior Architecture	\$8,000			\$800
Electrical	\$500	\$400	\$400	\$400
Mechanical	\$900	\$300	\$1,800	\$300
Site Pavements				
Total	\$23,600	\$1,500	\$2,100	\$1,500
Importance Code A	\$14,300	\$1,000	\$200	\$200
Importance Code B	\$9,000	\$500	\$1,900	\$1,300
Importance Code C	\$200			
Total	\$23,600	\$1,500	\$2,100	\$1,500



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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL OMEGA COTTAGE
Asset # : 30

Architecture		Current Repair			Future Replacement		Maintenance		
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%	Now	\$56,900	LIFE	* *	5	\$8,800	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Window Lintels							
		Diagonal Cracks, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
		Horizontal Cracks, Extent : Severe, Area Affected : 10%							
		Location : Window Lintels, North Facade Fire Escape							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Severe, Area Affected : 5%							
		Location : North Facade							
	Slate Panels	2%	Now	\$10,100	LIFE	* *	5	\$100	
		Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
		Location : Window Sills							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Window Sills							
		Spalling, Extent : Moderate, Area Affected : 25%							
		Location : Window Sills							
Windows									
	Aluminum	70%	0-2	\$4,100	2044	* *	5	\$500	
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%							
		Location : East Facade							
		Vandalism, Extent : Severe, Area Affected : 5%							
		Location : Fire Escape, Damaged Window Frames							
		Other Observation, Extent : Moderate, Area Affected : 2%							
		Location : North Facade							
		Explanation : Boarded Lower Half Of Window							
	Metal/Detention Type	30%			2038	* *	5	\$1,400	
Parapets									
	Masonry: Brick	95%			LIFE	* *	5	\$900	
		Vegetation Growth, Extent : Light, Area Affected : 20%							
		Location : South							
	Metal Panel	5%			2048	* *	5	\$200	
Roof									
	Modified Bitumen	100%			2036	* *	10	\$3,600	
		Ponding, Extent : Moderate, Area Affected : 20%							
		Location : East							

Interior

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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL OMEGA COTTAGE
Asset # : 30

Architecture		Current Repair		Future Replacement		Maintenance		
System 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	\$700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2% Location : Boiler Room							
Ceramic Tile	5%			2037	**	5	\$300	
Vinyl Tile	90%	Now	\$1,100	2036	**	3	\$2,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 1% Location : Basement Worn/Eroded, Extent : Light, Area Affected : 25% Location : Throughout							
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$400	
Concrete Masonry Unit	80%			LIFE	**	5	\$2,800	
Gypsum Board	5%			LIFE	**	5	\$300	
Plaster	10%			LIFE	**	5	\$300	
Ceilings								
Plaster	70%	Now	\$6,500	LIFE	**	5	\$2,900	
	Broken/Missing Elements, Extent : Severe, Area Affected : 15% Location : First Floor And Basement Classroom Water Penetration, Extent : Severe, Area Affected : 15% Location : First Floor And Basement Classroom							
Plaster	30%			LIFE	**	5	\$1,300	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2048	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : West							
Site Pavements								
On-Site Walkways								
Asphalt	100%			2031	\$1,600			

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%			2038	**	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : One 100 Ampere Main Disconnect Switch Originates From Another Building									
Raceway									
Conduit		100%			2038	**	1		
Panelboards									
Molded Case Bkrs		100%			2027	\$16,000	5	\$100	
Wiring									
Thermoplastic		100%			2038	**	1		

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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL OMEGA COTTAGE
Asset # : 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									
	Motor Controllers								
	Locally Mounted	100%			2033	* *	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	20%			2028	\$14,000	10	\$700	
	T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Fluorescent	80%			2028	\$56,200	10	\$2,900	
	Egress Lighting								
	Emergency, Battery	50%			2028	\$2,900	10	\$500	
	Exit, Battery	50%			2028	\$2,400	10	\$100	
	Exterior Lighting								
	HID	50%			2028	\$8,100	10		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Controlled By Photocells								
	No Component	50%							
Alarm									
	Security System								
	Generic	100%			2028	\$12,900	1	\$1,500	
	Fire/Smoke Detection								
	Generic, Analog	50%			2028	\$22,100	1-3	\$1,300	
	Generic, Analog	50%			2028	\$22,100	1-3	\$1,300	

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%			2038	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2033	* *	1	\$2,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 1 Gas Fired Modular Hot Water Boiler								
	Distribution								
	Hot Wtr Piping/Pump	100%			2036	* *	4	\$200	
	Terminal Devices								
	Convactor/Radiator	100%			2033	* *	1	\$1,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	* *	1		

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ADMIN. FOR CHILDREN'S SERVICES - 068
CHRISTOPHER STREET SCHOOL OMEGA COTTAGE
Asset # : 30

Mechanical		Current Repair			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%			2028	\$85,400			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement, 1st, 2nd Floor And Roof					
				Explanation : 3 Condensers On The Roof. 3 Air Handling Units On Each Floor. Refrigerant Piping Missing Insulation On Roof.					
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2	\$5,200	
Ventilation									
	Exhaust Fans								
	Wall Unit	10%			2028	\$100	2		
				Other Observation, Extent : Light, Area Affected : 10%					
				Location : 1st Floor Kitchen And 2nd Floor Bathroom					
				Explanation : Exhaust Fan In 1st Floor Kitchen And 2nd Floor Bathroom.					
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	* *	1		
	Water Heater								
	Gas Fired	100%			2026	\$2,400	2	\$100	
	Sanitary Piping								
	Cast Iron	98%			LIFE	* *	1		
	Cast Iron	2%	Now	\$600	LIFE	* *	1		
				Leak Evident, Extent : Moderate, Area Affected : 100%					
				Location : Basement Classroom					
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	90%							
	Generic	10%			2038	* *	1-2	\$100	
				No Backflow Preventer, Extent : Light, Area Affected : 100%					
				Location : Basement					

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Print Date : 08-Sep-2020

ADMIN. FOR CHILDREN'S SERVICES - FY 2021

Asset Name : JOHN COKER DAY CARE CENTER
Address : 1375 BUSHWICK AVENUE @ DECATUR ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : ACS0003.000 / 13413 **Yr Built/Renovated** : 1972 / 1995
Area Sq Ft : 27,100 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 19-Jul-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 3433 **Lot** : 5 **BIN** : 3079655

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$217,900	
Interior Architecture	\$53,800	\$129,700
Electrical		\$153,400
Mechanical	\$312,000	\$513,800
Total	\$583,800	\$796,800
Importance Code A	\$318,800	\$336,200
Importance Code B	\$265,000	\$380,400
Importance Code C		\$80,300
Total	\$583,800	\$796,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$8,000			\$5,300
Interior Architecture	\$49,800			\$4,300
Electrical	\$27,100	\$2,600	\$1,700	\$2,500
Mechanical	\$105,400	\$3,300	\$6,800	\$27,600
Total	\$190,300	\$5,900	\$8,500	\$39,700
Importance Code A	\$27,400	\$400	\$2,200	\$5,700
Importance Code B	\$144,000	\$5,500	\$6,400	\$32,600
Importance Code C	\$18,900			\$1,400
Total	\$190,300	\$5,900	\$8,500	\$39,700



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ADMIN. FOR CHILDREN'S SERVICES - 068
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%	Now	\$53,800	LIFE	**	5	\$4,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	95%	Now	\$164,100	LIFE	**	5	\$17,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Windows									
	Aluminum	100%	Now	\$8,000	2043	**	5	\$300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Unit Inoperable, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Parapets									
	Metal: Cage/Fence	95%			2040	**	5-10	\$12,800	
	Pre-Cast Concrete	5%			LIFE	**	5	\$500	
Roof									
	Modified Bitumen	100%			2037	**	10	\$29,500	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Roof Covered With Rubber Pads							

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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ADMIN. FOR CHILDREN'S SERVICES - 068
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								
Floors								
Cast in Place Concrete	5%	0-2	\$900	LIFE	* *	5	\$3,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceramic Tile	5%	0-2	\$1,600	2030	\$32,200	5	\$800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Quarry Tile	10%			2032	* *	5	\$4,700	
Sheet Vinyl/Rubber	5%	2-4	\$4,900	2027	\$49,400	5	\$1,200	
Worn/Eroded, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	75%	4+	\$21,200	2032	* *	3	\$8,800	
Deflection Evident, Extent : Moderate, Area Affected : 20%								
Location : Along Baseboards								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Along Baseboards								
Interior Walls								
Cast in Place Concrete	5%	0-2	\$9,200	LIFE	* *			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Basement								
Ceramic Tile	5%			2030	\$80,300	5	\$2,700	
Concrete Masonry Unit	10%			LIFE	* *	5	\$2,200	
Gypsum Board	80%	Now	\$9,700	LIFE	* *	5	\$26,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Group 4 Classroom								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Group 4 Classroom								
Ceilings								
AcousTileSusp.Lay-In	100%	Now	\$53,800	2040	* *	5	\$15,600	
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Throughout Basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Group 7 Classroom								

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

Under 600 Volts

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ADMIN. FOR CHILDREN'S SERVICES - 068
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									
Service Equipment									
	Fused Disc Sw	100%			2027	\$5,200	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Switch Rated At 1,200 Amperes									
Switchgear / Switchboard									
	Fused Disc Sw	50%			2027	\$52,200	5	\$100	
	Fused Disc Sw	50%			2047	* *	5	\$100	
Raceway									
	Conduit	70%			2027	\$39,300	1		
	Conduit	30%			2047	* *	1		
Panelboards									
	Fused Disc Sw	10%			2043	* *	5	\$100	
	Molded Case Bkrs	90%			2043	* *	5	\$600	
Wiring									
	Thermoplastic	100%			2047	* *	1		
Motor Controllers									
	Locally Mounted	100%			2032	* *	5	\$200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$400	
Lighting									
Interior Lighting									
	Fluorescent	97%			2027	\$61,900	10	\$24,100	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	3%			2035	* *	10	\$700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Kitchen									
Egress Lighting									
	Emergency, Battery	50%			2032	* *	10	\$3,300	
	Exit, Service	50%			2032	* *	1		
Exterior Lighting									
	HID	20%	Now	\$21,900	2037	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%									
Location : Outside									
	LED	1%			2035	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Front Of The Building									
Explanation : 2 LED Lights									
	No Component	79%							
Alarm									

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ADMIN. FOR CHILDREN'S SERVICES - 068
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

Alarm

Security System

No Component

80%

Generic

20%

2032

* *

1

\$2,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2032

* *

1-3

\$16,700

*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

Electricity

70%

2037

* *

1

Natural Gas

30%

2037

* *

1

Conversion Equipment

Furnace

15%

2022

\$9,600

1

\$2,000

*Not Energy Efficient, Extent : Moderate, Area Affected : 20%**Location : Roof**Other Observation, Extent : Light, Area Affected : 15%**Location : Roof**Explanation : 1 Rooftop Package Unit*

Furnace

15%

Now

\$9,600

2037

* *

1

\$1,800

*Abandoned in Place, Extent : Severe, Area Affected : 15%**Location : Roof*

Radiant Heater

70%

Now

\$100,800

2027

\$336,200

2

\$7,000

*Not in Service, Extent : Severe, Area Affected : 30%**Location : Throughout**Other Observation, Extent : Severe, Area Affected : 30%**Location : Throughout**Explanation : Electric Baseboard Radiation***Air Conditioning**

Energy Source

Electricity

100%

2035

* *

1

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ADMIN. FOR CHILDREN'S SERVICES - 068
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
Air Conditioning									
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	15%			2022	\$50,900	2	\$300	
		R-22 Refrigerant, Extent : Light, Area Affected : 15% Location : 1 Inefficient Unit, Roof							
	Ext Pkg Unit - Heating/Cooling	15%	Now	\$50,900	2037	* *	2	\$200	
		Abandoned in Place, Extent : Severe, Area Affected : 15% Location : Roof							
	Split Unit	40%			2035	* *			
		Other Observation, Extent : Light, Area Affected : 40% Location : Roof Explanation : 4 New Units, R-410a							
	Split Unit	20%			2032	* *			
		Other Observation, Extent : Light, Area Affected : 20% Location : Roof Explanation : 2 Units, R-410a							
	Split Unit	10%			2022	\$57,800			
		Not in Service, Extent : Severe, Area Affected : 10% Location : Roof R-22 Refrigerant, Extent : Light, Area Affected : 10% Location : Roof							
Terminal Devices									
	Fan Coil - 2 Pipe	10%			2022	\$51,600	1	\$900	
	Fan Coil - 4 Pipe	20%			2032	* *	1	\$1,800	
	Fan Coil - 4 Pipe	40%			2035	* *	1	\$3,500	
	No Component	30%							
Heat Rejection									
	Evaporative Condenser	40%			2035	* *	2	\$7,600	
	Evaporative Condenser	20%			2032	* *	2	\$3,800	
	Dry Cooler	10%			2022	\$14,700	2	\$1,900	
	No Component	30%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$25,000	LIFE	* *	2-5	\$15,100	
		Unbalanced System, Extent : Severe, Area Affected : 25% Location : Basement b Side No Air Flow.							
Exhaust Fans									
	Roof	100%	Now	\$9,000	2027	\$45,000	2	\$700	
		Not in Service, Extent : Severe, Area Affected : 70% Location : Roof							
Plumbing									
	H/C Water Piping Brass/Copper	100%			2037	* *	1		
	Water Heater Electric	100%			2025	\$23,900	4	\$200	

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ADMIN. FOR CHILDREN'S SERVICES - 068
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	\$4,000	LIFE	* *	1		
				Blockage /Clogged, Extent : Moderate, Area Affected : 100%					
				Location : Clogged Grease Trap Under Kitchen Sink					
	Storm Drain Piping								
	Cast Iron	100%	Now	\$2,800	LIFE	* *	1		
				Blockage /Clogged, Extent : Severe, Area Affected : 15%					
				Location : Water Backs Up In Basement When It Rains					
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	50%							
	Generic	50%			2027	\$132,700	1-2	\$3,800	
	Chemical System								
	Generic	100%			2022	\$27,900	1-3	\$4,000	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Kitchen					
				Explanation : 1 Set					

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Print Date : 08-Sep-2020

ADMIN. FOR CHILDREN'S SERVICES - FY 2021

Asset Name : NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S
Address : 492 FIRST AVENUE BTWN: E.28 ST. - E.29 ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0001.090 / 4372 **Yr Built/Renovated** : 1904 / 2000
Area Sq Ft : 126,000 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 06-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,6,Ph,Mez
Block : 962 **Lot** : 100 **BIN** : 1086515

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$46,800	\$200,100
Interior Architecture	\$441,400	\$420,700
Electrical	\$113,300	
Mechanical	\$81,600	\$881,600
Total	\$683,100	\$1,502,400
Importance Code A	\$128,500	\$200,100
Importance Code B	\$554,700	\$1,054,300
Importance Code C		\$248,000
Total	\$683,100	\$1,502,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$61,500			\$31,400
Interior Architecture	\$74,800	\$14,000		\$19,800
Electrical	\$14,400	\$18,900	\$18,300	\$26,600
Mechanical	\$65,200	\$39,800	\$80,900	\$52,600
Site Pavements	\$1,500			
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Total	\$247,000	\$102,300	\$128,900	\$160,000
Importance Code A	\$61,500	\$5,600	\$6,000	\$37,300
Importance Code B	\$137,500	\$96,700	\$122,900	\$122,700
Importance Code C	\$48,000			
Total	\$247,000	\$102,300	\$128,900	\$160,000



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component 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	\$43,700	
	Masonry: Brick	65%	Now	\$46,800	LIFE	**	5	\$72,700	
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : On Penthouse							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : 2nd Floor Courtyard Into Second Floor Children Area							
	Masonry: Granite	5%	0-2	\$14,100	LIFE	**	5	\$4,200	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : 1st Floor Various Locations							
	Masonry: Limestone	10%			LIFE	**	5	\$8,400	
		Staining/Discoloring, Extent : Light, Area Affected : 25%							
		Location : Various Locations							
	Metal Panel	15%			2050	**	5-10	\$115,300	
Windows									
	Aluminum	95%			2046	**	5	\$51,100	
	Metal Louvers	5%			2039	**	10	\$16,800	
Parapets									
	Masonry: Brick	80%			LIFE	**	5	\$10,500	
	Masonry: Limestone	20%			LIFE	**	5	\$3,300	
Roof									
	IRMA/Protected Membrane	10%	Now	\$9,300	2035	**			
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
		Location : Section Over 6th Floor At Southeast Corner							
	Metal Panel	50%	Now	\$6,600	2043	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Penthouse Roof							
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Over Generator At Flue Penetration							
	Modified Bitumen	40%	Now	\$31,600	2035	**			
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Over 6th Floor							
Soffits									
	Glass: Special Gauge	100%			LIFE	**	1		
Interior									

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

Architecture		Current Repair			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	15%			2029	\$381,600	3	\$42,000		
	Worn/Eroded, Extent : Light, Area Affected : 5%								
	Location : Auditorium								
Cast in Place Concrete	5%	2-4	\$10,400	LIFE	**	5	\$20,400		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Ceramic Tile	5%	0-2	\$9,700	2039	**	5	\$4,700		
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 45%								
	Location : Bathrooms And Toilets								
Cork Tile	6%	Now	\$178,700	2060	**	5	\$4,900		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
	Location : Multiple Offices Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Multiple Offices Throughout								
	Other Observation, Extent : Moderate, Area Affected : 25%								
	Location : Multiple Offices Throughout								
	Explanation : Adhesive Failing								
Granite Panels	4%	2-4	\$6,800	LIFE	**	5	\$5,600		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Sheet Vinyl/Rubber	4%			2035	**	5	\$11,200		
Vinyl Tile	61%	Now	\$206,700	2035	**	3	\$42,700		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : High Traffic Areas In Corridors, Cubical Areas Below Office Chairs								
	Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
	Location : High Traffic Areas In Corridors, Cubical Areas Below Office Chairs								
	Patching Evident, Extent : Light, Area Affected : 15%								
	Location : High Traffic Areas In Corridors, Cubical Areas Below Office Chairs								
	Worn/Eroded, Extent : Moderate, Area Affected : 100%								
	Location : High Traffic Areas In Corridors, Cubical Areas Below Office Chairs								
Interior Walls									
Concrete Masonry Unit	5%	0-2	\$22,600	LIFE	**	5	\$7,600		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout Basement Mechanical Rooms								
Glass: Single Pane	5%			LIFE	**	5	\$14,300		
Gypsum Board	75%	0-2	\$25,300	LIFE	**	5	\$171,700		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Corners In Basement Corridors								
	Other Observation, Extent : Moderate, Area Affected : 5%								
	Location : Corners In Basement Corridors								
	Explanation : Impact Damage, Missing Corner Guards								
Masonry: Brick	10%			LIFE	**				
Wood	5%			LIFE	**	5	\$76,300		

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

Architecture		Current Repair			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	60%			2043	* *	5	\$112,000	
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : Various Locations Throughout							
	Exposed Struc: Steel	10%			LIFE	* *			
	Gypsum Board	15%			LIFE	* *	5	\$35,000	
	Masonry: Infill Arch	5%			LIFE	* *			
	Metal Panel	5%			LIFE	* *	5	\$11,700	
	Wood	5%			LIFE	* *	5	\$81,700	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2065	* *			
Free Standing Walls									
	Masonry: Fieldstone	100%			2050	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Main Entrance							
		Explanation : Material Is Granite Panel							
Retaining Walls									
	Cast in Place Concrete	90%			2065	* *			
	Masonry: Fieldstone	10%			2050	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Main Entrance							
		Explanation : Material Is Granite Panel							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2043	* *			
Activity Yard									
	Rubber Matting	100%	Now	\$1,500	2030	\$5,100			
		Ponding, Extent : Moderate, Area Affected : 15%							
		Location : 2nd Floor Courtyard							
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : 2nd Floor Courtyard							
		Explanation : Curling At Seams, Not Draining Correctly Causing Water To Enter 2nd Floor							

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2050	* *	5	\$500		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : The Service Equipment Includes Two 4,000 Ampere Switches And 3,000 Ampere Switch.									

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

Electrical		Current Repair		Future 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%			2043	* *	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement And 6th Floor									
Explanation : The Transformers System Include: Four 45 Kilovoltamperes Step-up Transformers For Elevators.									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2050	* *	5	\$500	
Raceway									
	Conduit	100%			2050	* *	1		
Panelboards									
	Fused Disc Sw	20%			2046	* *	5	\$600	
	Molded Case Bkrs	80%			2046	* *	5	\$2,700	
Wiring									
	Thermoplastic	100%			2050	* *	1		
Motor Controllers									
	Locally Mounted	100%			2043	* *	5	\$800	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$1,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : The Ground Connection Is Located In The Steam Room.									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2043	* *	1	\$38,800	
Generators									
	Diesel	100%			2039	* *	1	\$48,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Penthouse									
Explanation : The Diesel Generator Is Rated 400 Kilovoltamperes. It Is In Good Condition.									
Batteries									
	Lead/Acid	80%			2024	\$1,300	5	\$3,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 6th Floor									
Explanation : Penthouse									
	Lead/Acid	20%			2024	\$300	5	\$900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 6th Floor									
Explanation : Load Banks Are Used For Generator Testing.									

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

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

Electrical		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%			2046	**	5	\$7,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Explanation : The Day Tank Is Rated 200 Gallons.							
	Main Tank	70%			2058	**	5	\$2,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : The Main Tank Is Rated 2,000 Gallons.							
Lighting									
	Interior Lighting								
	Fluorescent	98%			2035	**	10	\$113,300	
		Motion Sensors in Use, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Some Lights Are Controlled With A Daylighting Control System.							
	HID	2%			2035	**	10	\$100	
Egress Lighting									
	Emergency, Service	50%			2035	**	1		
	Exit, LED	50%			2058	**	1		
Exterior Lighting									
	Fluorescent	100%			2035	**	10	\$11,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Exterior							
		Explanation : The Exterior Lights Are Controlled With Photocell.							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2058	**	5	\$3,700	
Alarm									
	Security System								
	No Component	25%							
	Generic	75%			2035	**	1	\$35,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : The Security System Includes Cameras And Card Access Control.							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%			2035	**	1-3	\$23,300	

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

Mechanical		Current Repair			Future 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								
	Heat Exchanger, Plate & Frame	90%	Now	\$81,600	2043	**	1	\$50,500	
			Leak Evident, Extent : Moderate, Area Affected : 5%						
			Location : Basement						
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : 2 Units - One Needs Immediate Repair						
	Pres. Reducing Valve/LP Steam	10%			2039	**	5	\$700	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : 2 Stage						
	Distribution								
	Hot Wtr Piping/Pump	100%			2046	**	4	\$9,300	
	Terminal Devices								
	Air Handler	30%			2035	**	1	\$23,400	
	Convactor/Radiator	10%			2043	**	1	\$4,100	
	Fan Coil Unit/Heat	60%			2035	**	1	\$24,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	90%			2039	**	1	\$122,700	
			R-22 Refrigerant, Extent : Light, Area Affected : 100%						
			Location : Chiller						
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : 2 Multi Stack Chillers						
	Split Unit	10%			2035	**			
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2050	**	4	\$9,300	
	Terminal Devices								
	Air Handler/Cool/Ht	30%			2035	**	1	\$23,400	
	Fan Coil - 4 Pipe	70%			2035	**	1	\$28,500	
	Heat Rejection								
	Water Cooling Tower	100%			2028	\$478,100	2	\$126,800	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$70,300	
	Exhaust Fans								
	Interior	90%			2030	\$403,400	2	\$3,500	
	Roof	10%			2030	\$20,900	2	\$400	

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

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

Mechanical		Current 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%			2040	**	1		
	HW Heat Exchanger Steam Fired	100%			2040	**	4	\$12,500	
	Sanitary Piping Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping Cast Iron	100%			LIFE	**	1		
	Sump Pump(s) Non-Submersible	100%			2035	**	4	\$4,000	
	Pool Filter/Treatment Not Accessible	100%	Other Observation, Extent : Light, Area Affected : 0% Location : Playground Area Of Roof Explanation : Fountains						
	Backflow Preventer Generic	100%			2035	**	1	\$7,700	
	Fixtures Generic	100%	Obsolete Fixtures, Extent : Moderate, Area Affected : 5% Location : Toilet Rooms						
Vertical Transport									
	Elevators Geared Traction	80%			LIFE	**			
			Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 6th Floor Explanation : 4 Passenger Units						
	Hydraulic	20%			LIFE	**			
			Other Observation, Extent : Light, Area Affected : 20% Location : Basement To 1st Floor Explanation : 1 Freight						
Fire Suppression									
	Standpipe Generic	100%			2050	**	1-5	\$63,500	
	Sprinkler Generic	100%			2050	**	1-2	\$35,300	
	Fire Pump Generic	100%			2039	**	1	\$23,500	

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

Print Date : 08-Sep-2020

ADMIN. FOR CHILDREN'S SERVICES - FY 2021

Asset Name : RICHMOND EARLY LEARNING CENTER
Address : 159 BROADWAY @ HENDERSON AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : ACS0004.000 / 13414 **Yr Built/Renovated** : 1973 / 2009
Area Sq Ft : 22,752 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 29-May-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 174 **Lot** : 6 **BIN** : 5004830

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$75,000	
Electrical		\$144,200
Mechanical		\$385,600
Total	\$75,000	\$529,900
Importance Code A	\$75,000	\$100,800
Importance Code B		\$429,100
Total	\$75,000	\$529,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$86,700		\$1,000	\$1,900
Interior Architecture	\$51,800	\$1,000		\$2,800
Electrical	\$800	\$700	\$24,400	\$1,000
Mechanical	\$51,900	\$2,100	\$4,600	\$2,000
Site Pavements	\$3,000	\$100		\$200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$198,100	\$7,800	\$34,100	\$11,900
Importance Code A	\$107,900	\$600	\$2,700	\$2,400
Importance Code B	\$71,700	\$6,200	\$31,300	\$9,200
Importance Code C	\$18,500	\$1,100		\$200
Total	\$198,100	\$7,800	\$34,100	\$11,900



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ADMIN. FOR CHILDREN'S SERVICES - 068
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	\$75,000	LIFE	**	5	\$5,300	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Masonry: Brick	67%	Now	\$30,700	LIFE	**	5	\$19,000	
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : Throughout							
Windows									
	Aluminum	100%			2045	**	5	\$3,700	
Parapets									
	Metal Panel	15%			2049	**	5	\$2,100	
	Metal: Cage/Fence	85%			2042	**	5-10	\$23,500	
Roof									
	Modified Bitumen	20%	Now	\$14,600	2037	**			
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Play Surface	80%	Now	\$27,700	2034	**			
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Soffits									
	Metal Panel	100%			2049	**	5-10		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$2,900	
	Ceramic Tile	5%	Now	\$1,400	2038	**	5	\$700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Toilets							
		Patching Evident, Extent : Light, Area Affected : 10%							
		Location : Throughout Toilets							
	Quarry Tile	5%			2042	**	5	\$2,000	
	Vinyl Tile	85%	2-4	\$20,600	2034	**	3	\$8,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$2,100	
	Concrete Masonry Unit	10%			LIFE	**	5	\$1,700	
	Gypsum Board	85%	Now	\$15,500	LIFE	**	5	\$21,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							

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ADMIN. FOR CHILDREN'S SERVICES - 068
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									
Ceilings									
AcousTileSusp.Lay-In	100%			2042	* *	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%			2049	* *				
Iron Picket	20%			2049	* *				
			Deteriorated Finish, Extent : Light, Area Affected : 75%						
			Location : Throughout West Side						
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2042	* *				
On-Site Walkways									
Cast in Place Concrete	90%	Now	\$900	2042	* *				
			Cracking/Crumbling, Extent : Moderate, Area Affected : 15%						
			Location : Throughout						
			Misaligned/Bulging, Extent : Moderate, Area Affected : 5%						
			Location : Throughout						
Metal	8%	Now	\$2,100	2049	* *	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%			2059	* *	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								
Service Equipment								
Fused Disc Sw	100%			2029	\$5,200	5	\$100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room 1st Floor</i>					
			<i>Explanation : Two 400 Ampere Main Disconnect Switches</i>					
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$104,300	5	\$100	
Raceway								
Conduit	30%			2029	\$16,800	1		
Conduit	70%			2049	* *	1		

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ADMIN. FOR CHILDREN'S SERVICES - 068
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									
Panelboards									
	Fused Disc Sw	5%			2045	**	5		
	Molded Case Bkrs	20%			2028	\$16,000	5	\$100	
	Molded Case Bkrs	75%			2045	**	5	\$500	
Wiring									
	Thermoplastic	90%			2049	**	1		
	Thermoplastic	10%			2029	\$7,100	1		
Motor Controllers									
	Locally Mounted	100%			2042	**	5	\$200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$300	
Lighting									
Interior Lighting									
	Fluorescent	5%			2034	**	10	\$1,000	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby							
	Fluorescent	95%			2034	**	10	\$19,800	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Battery	50%			2034	**	10	\$2,700	
	Exit, Service	50%			2034	**	1		
Exterior Lighting									
	HID	100%			2034	**	10	\$100	
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2034	**	1	\$2,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Outside							
		Explanation : Intrusion Alarm And CCTV Camera							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2034	**	1-3	\$4,300	

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	30%			2049	**	1		
	Natural Gas	70%			2049	**	1		

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ADMIN. FOR CHILDREN'S SERVICES - 068
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
Heating									
	Conversion Equipment								
	Furnace	50%			2029	\$26,800	1	\$5,600	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Roof							
		Explanation : 2 Units							
	Radiant Heater	25%			2034	**	2	\$2,600	
	Radiant Heater	25%	Now	\$20,200	2029	\$100,800	2	\$2,100	
		Damaged, Extent : Severe, Area Affected : 25%							
		Location : Throughout, Defective Heating Element							
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2029	\$284,800	2	\$1,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Units							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%	Now	\$21,000	LIFE	**	2-5	\$1,300	
		Inadequate Supply, Extent : Severe, Area Affected : 100%							
		Location : Kitchen							
	Ductwork/Diffusers	90%			LIFE	**	2-5	\$11,400	
	Exhaust Fans								
	Roof	100%			2034	**	2	\$700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2049	**	1		
	Water Heater								
	Electric	100%			2027	\$20,000	4	\$200	
	Sanitary Piping								
	Cast Iron	5%	Now	\$8,300	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 100%							
		Location : Kitchen, Discharge Line From Grease Trap Tends To Become Clogged Due To Poor Pitching Of Line							
	Cast Iron	95%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sewage Ejector(s)								
	Electric	100%			2034	**	4	\$1,400	
	Backflow Preventer								
	Generic	100%			2034	**	1	\$1,400	
	Fixtures								
	Generic	100%							
Vertical Transport									

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ADMIN. FOR CHILDREN'S SERVICES - 068
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
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%			2049		* *	1-2	\$5,700
Chemical System									
	Generic	100%			2027	\$27,900	1-3		\$3,700
Other Observation, Extent : Light, Area Affected : 100%									
Location : Kitchen									
Explanation : The System Yearly Inspection Is Past Due									

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Print Date : 08-Sep-2020

ADMIN. FOR CHILDREN'S SERVICES - FY 2021

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** : CHILDREN'S SERVICES
Date of Survey : 06-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 969 **Lot** : 52 **BIN** : 3346912

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$102,800	
Interior Architecture		\$221,200
Electrical		\$45,200
Mechanical		\$126,200
Total	\$102,800	\$392,500
Importance Code A	\$102,800	
Importance Code B		\$392,500
Total	\$102,800	\$392,500

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$6,700		\$1,000	\$1,400
Interior Architecture	\$14,600	\$1,900		\$1,300
Electrical	\$700	\$500	\$10,800	\$800
Mechanical	\$1,800	\$900	\$6,600	\$1,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$27,700	\$7,300	\$22,400	\$8,400
Importance Code A	\$7,300	\$600	\$1,600	\$2,000
Importance Code B	\$20,500	\$5,200	\$20,800	\$6,400
Importance Code C		\$1,500		
Total	\$27,700	\$7,300	\$22,400	\$8,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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ADMIN. FOR CHILDREN'S SERVICES - 068
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	\$36,400	LIFE	**	5	\$18,200		
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Window Sills								
Masonry: Granite	5%			LIFE	**	5	\$800		
Windows									
Aluminum	100%			2045	**	5	\$2,900		
Parapets									
Concrete Masonry Unit	85%			LIFE	**	5	\$4,000		
Metal Panel	12%			2049	**	5	\$1,900		
Metal: Cage/Fence	3%			2042	**	5-10	\$1,000		
Roof									
Metal Panel	25%	Now	\$6,100	2042	**				
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Room 203								
Modified Bitumen	75%	Now	\$66,400	2034	**			1	
	Blisters, Extent : Severe, Area Affected : 40%								
	Location : Throughout								
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 100%								
	Location : Clogged Drain								
	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 : 40%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Rooms 120, 203 And 206								
Soffits									
Alum/Vinyl Siding	100%			2049	**	10			
Interior									
Floors									
Cast in Place Concrete	3%			LIFE	**	5	\$1,100		
Ceramic Tile	5%			2038	**	5	\$800		
Quarry Tile	5%			2042	**	5	\$1,200		
Sheet Vinyl/Rubber	25%	Now	\$6,500	2029	\$129,300	5	\$3,100		
	Seams Open/Split, Extent : Moderate, Area Affected : 25%								
	Location : Public Corridors								
	Uneven Substrate, Extent : Moderate, Area Affected : 25%								
	Location : Public Corridors								
Vinyl Tile	62%	2-4	\$4,600	2029	\$91,900	3	\$3,800		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								

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ADMIN. FOR CHILDREN'S SERVICES - 068
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	10%			2038	**	5	\$3,000	
	Concrete Masonry Unit	5%			LIFE	**	5	\$600	
	Gypsum Board	85%			LIFE	**	5	\$15,100	
Ceilings									
	AcousTileSusp.Lay-In	73%	Now	\$2,100	2042	**	5	\$6,000	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Rooms 203 And 206							
	Exposed Struc: Steel	2%			LIFE	**			
	Gypsum Board	25%	0-2	\$900	LIFE	**	5	\$5,100	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Roof Stair And Library							
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2064	**			
Free Standing Walls									
	Cast in Place Concrete	100%			2064	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2042	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2042	**			
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%			2049	**	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated At 800 Amperes. It Is In Good Condition.							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2049	**	5		
	Raceway								
	Conduit	100%			2049	**	1		
	Panelboards								
	Fused Disc Sw	2%			2045	**	5		
	Molded Case Bkrs	98%			2045	**	5	\$300	
	Wiring								
	Thermoplastic	100%			2049	**	1		
	Motor Controllers								
	Locally Mounted	100%			2042	**	5	\$100	

Ground

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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

Ground

Grounding Devices	
Not Accessible	100%

Lighting

Interior Lighting									
Fluorescent	100%			2034		**	10	\$10,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : Lighting Fixtures Are Type T-8 Lamps. They Are In Good Condition.</i>									

Egress Lighting									
Exit, LED	100%			2057		**	1		
Exterior Lighting									
HID	100%			2029		\$45,200	10		

Alarm

Security System									
No Component	70%								
Generic	30%			2034		**	1	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : The Building Is Provided With An Intrusion Alarm System. It Is In Good Condition.</i>									

Fire/Smoke Detection									
No Component	40%								
Generic, Analog	60%			2034		**	1-3	\$4,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : The Fire Alarm System Is In Good Condition.</i>									

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

Heating

Energy Source									
Natural Gas	100%			2049		**	1		
Conversion Equipment									
Furnace	80%			2029		\$21,100	1	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>									
<i>Location : Roof</i>									
<i>Explanation : 6 External Package Units</i>									
Hot Water Boiler	20%			2034		**	1	\$1,100	
Distribution									
Hot Wtr Piping/Pump	20%			2037		**	4	\$100	
No Component	80%								
Terminal Devices									
Convactor/Radiator	20%			2034		**	1	\$700	
No Component	80%								

Air Conditioning

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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
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	90%			2029	\$126,200	2	\$600	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 6 Package Units, R-22							
	Split Unit	10%			2029	\$23,900			
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2	\$14,600	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,200	
Exhaust Fans									
	Roof	90%			2029	\$16,700	2	\$300	
	Roof	10%	Now	\$900	2029	\$1,900	2		
		Other Observation, Extent : Severe, Area Affected : 100% Location : Roof Explanation : Kitchen Exhaust Not Working							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	**	1		
Water Heater									
	Gas Fired	100%			2027	\$6,800	2	\$200	
		Other Observation, Extent : Light, Area Affected : 100% Location : 2nd Floor Explanation : One 75-gallon, One 4-gallon							
Sanitary Piping									
	Cast Iron	98%			LIFE	**	1		
	Cast Iron	2%	Now	\$200	LIFE	**	1		
		Leak Evident, Extent : Severe, Area Affected : 100% Location : 1st Floor Ceiling							
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Backflow Preventer									
	Generic	100%			2029	\$2,800	1	\$700	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100% Location : 1st To 2nd Floor Explanation : 1 Unit							

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Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Chemical System								
No Component		95%						
Generic		5%		2024	\$1,400	1-3	\$200	

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