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

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



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

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

Asset #: 13415

chitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	\$4,400	
Masonry: Brick Cavity	90%	4+	\$20,500	LIFE	* *	5	\$25,600	
		tent : Ligh : Through	nt, Area Affected : . out	20%				
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 Pene	etration, E.	xtent : Moderate, A	Area Affe	cted : 10%			
	Location	: Floor La	nding 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 L	eteriorate)	d, Extent : Modera	ite, Area	Affected : 50%			
	Location	: Coping S	Stones Throughout					
Built-Up (BUR)	Location Ponding, E Location Vegetation	: Over Sec extent : Mo : Through Growth, E	\$14,600 Extent: Light, Are cond Floor And Pa derate, Area Affec out Extent: Moderate, of Access Doors Fr	rtial Firs ted : 20% Area Affe	et Floor 6 ected : 20%			
Metal Panel	25%	Now	\$1,500	2034	* *			
	Deteriorate Location Water Pene	ed Finish, 2 : Pitched I etration, E. : Southeas	Extent : Moderate, Roofs Throughout xtent : Moderate, 2	Area Aff Area Affe		ce. Leak	: Into Entry	
Modified Bitumen Single Ply Membrane		Now ged Flash : Over Ma	\$8,500 ings, Extent : Mod	2029 2039 erate, Ar	\$120,200 * * rea Affected : 15%	10	\$8,300	
	Water Pend Location Other Obse Location	etration, E. : Over Ma ervation, E : Over Ma	xtent : Moderate, 2 in Stair xtent : Light, Area	Affected				
	Ехріапан	on . Temp	o y 1100 j 1.10 o.					
Soffits	Expianaii	on . Temp	0. u. y 110 0j 111emo.					

Interior

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

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

Asset #: 13415

Architecture		Current F	Renair	Futur	re Replacement	M	aintenance	
System Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Туре	Total	(1 cars)		1.1		(113)		
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%		\$3,400	2034	* *	3	\$7,000	
			tent : Light, Area A	Iffected :	10%			
	Location	: Through	out					
	Water Per	etration, E	xtent : Severe, Ared	a Affecte	ed : 15%			
	Location	ı : 1st Flooi	r Classroom - Sout	h Of Mai	in 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	
71	Cracking/	Crumbling,	Extent : Moderate	, Area Ą	ffected : 10%			
	Location	ı : Stair Lar	nding Between Floo	ors 1-2				
	Water Per	etration, E	xtent : Moderate, A	1rea Affe	ected : 10%			
	Location	i : Stair Lai	nding Between Floo	ors 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	* *			
	Misaligne	d/Bulging, .	Extent : Moderate,	Area Af	fected : 10%			
	Location	: Adjacent	To Front Entrance	e By Tree	e			
	Tripping I	Hazard, Ext	ent : Moderate, Ar	ea Affect	ted : 10%			
	Location	ı : Adjaceni	To Front Entrance	e By Tree	e			
On-Site Walkways		-		-				
Cast in Place Concrete	100%			2034	* *			
Activity Yard								
Pavers/Stone	30%			2038	* *			
Rubber Matting	70%			2029	\$48,900			

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

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

Asset #: 13415

Electrical	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Service Equipment Molded Case Bkrs	100%	2039 **	5	\$500	
	Other Observation, Extent : Light, Location : Electrical Room Explanation : No Nameplate Rati	-			
Switchgear / Switchboard Molded Case Bkrs	100%	2039 **	5	\$500	
Raceway Conduit	100% 4+ \$4,7 Covers Missing, Extent : Light, Are Location : Throughout		1		
Panelboards Fused Disc Sw	5%	2037 **	5		
Molded Case Bkrs	95%	2037 **	5	\$400	
Wiring Thermoplastic	100%	2039 **	1		
Motor Controllers Locally Mounted	100% Corroded, Extent : Light, Area Affe Location : Throughout	2034 ** ected : 100%	5	\$100	
Ground Grounding Devices Generic	100% Other Observation, Extent : Light, . Location : Basement Explanation : Water Main	LIFE ** Area Affected : 100%	5	\$300	
Lighting Interior Lighting					
Fluorescent	60% Other Observation, Extent: Light, Location: Throughout The Buildi Explanation: T-8 Lamps		10	\$9,800	
Fluorescent	10% Other Observation, Extent: Light, Location: Throughout The Buildt Explanation: Compact Fluoresce	ing	10	\$1,600	
Fluorescent	30% Now \$6,3 Malfunctioning, Extent: Light, Are Location: Throughout	00 2034 **			
Egress Lighting	50%	2034 **	10	\$2.100	
Emergency, Battery Exit, Battery	50%	2034 **	10 10	\$2,100 \$600	

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

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

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

Asset #: 13415

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
Fluorescent	20%			2029	\$12,200	10	\$300	
HID	80%	Now	\$5,700	2034	* *			
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	-						
	Explanat	ion : Opera	ated Via Switch					
Alarm								
Security System								
No Component	80%							
Generic	20%			2029	\$11,500	1	\$1,300	
			xtent : Light, Area · And Hallways	Affected	: 100%			
	Explanat	ion : Intrus	tion Alarm, 1 Cam	era				
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%	Now	\$3,900	2029	\$39,300	1-3	\$2,000	
	Malfunctio	ning, Exte	nt : Moderate, Are	a Affecte	d: 10%			
	Location	: Through	out					
	Other Obs	ervation, E	xtent : Moderate,	Area Affe	ected : 100%			
	Location	: Through	out					
	Explanat	ion : False	Alarms And Trou	bles On F	Fire Alarm System			

echanical	Current Repair	Futur	e Replacement	M	aintenance			
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
ating								
Energy Source								
Natural Gas	100%	2039	* *	1				
Conversion Equipment								
Furnace	60%	2024	\$25,100	1	\$5,300			
	Other Observation, Extent : Light, Are	a Affected	: 60%					
	Location : Roof							
	Explanation: 6 Roof Mounted Units							
Hot Water Boiler	40%	2027	\$54,800	1	\$3,500			
	Other Observation, Extent : Light, Are	a Affected						
	Location : Basement Boiler Room							
	Explanation: 1 Unit							
Distribution	•							
Hot Wtr Piping/Pump	40% Now \$600	2037	* *	4	\$400			
1 0 1	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 Pum	p Is Not V	Vorking					
No Component	60%							

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

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

Asset #: 13415

Mechanical	Current Repair	Future Rep	lacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Terminal Devices						
Convector/Radiator	40%	2027	\$38,000	1	\$2,300	
No Component	60%					
Air Conditioning						
Energy Source	1000/	2027	* *	1		
Electricity	100%	2037	4- 4-	1		
Conversion Equipment Ext Pkg Unit -	100%	2024	\$222.400	2	\$1,100	
Heating/Cooling	100%	2024	\$222,400	2	\$1,100	
ricating/Cooling	Other Observation, Extent : Light, Are	va Affected · 100	%			
	Location: Roof	<i>a 1111 cerea</i> . 100	, 0			
	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 Afj	fected : 30%				
	Location: 2nd Floor					
	Other Observation, Extent : Severe, A	rea Affected : 7%	ó			
	Location : Throughout					
	Explanation : Insulation Damage					
Exhaust Fans				_		
Roof	100%	2024	\$29,500	2	\$500	
Plumbing						
H/C Water Piping	1000/	2020	* *	1		
Brass/Copper	100%	2039	4- 4-	1		
Water Heater	1000/	2024	¢10.000	2	\$200	
Gas Fired	100% Other Observation, Extent : Light, Are	2024	\$10,800	2	\$300	
	Location: Basement	и Ајјестеа . 100	/0			
	Explanation: 150 Gallons For Build	ling And 75 Gall	ons For Kitc	han		
Sanitary Piping	Explanation : 150 Gations For Butto	ing Ana 75 Guii	ons For Kiic	пен		
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070	<u> </u>		-		
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, Are	ea Affected : 100	%			
	Location: Basement To 2nd Floor					
	Explanation: One Unit					

Fire Suppression

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

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

Asset #: 13415

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date Estimated Cost (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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^{**} 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 : BLANCHE COMMUNITY DAY CARE CTR.

Address : 109-60 202ND STREET BTWN: HOLLIS AVE., 111 AVE.

Borough : QUEENS Agency's Number : N/A

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



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

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

Asset #: 13416

Architecture	Current Repair		Future	Future Replacement		Maintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls Masonry: Brick Cavity	65% Now Water Penetration, Location: Custod		LIFE a Affected	**	5	\$22,900	
Metal/Glass Curt Wall	20% Now Caulking Deterioral Location: Throug		LIFE Area Affe	* * cted : 15%	5	\$13,200	
Metal Panel	5% Now Broken/Missing Ele Location: Throug		2050 re, Area A	* * ffected : 10%	5	\$3,300	
Metal: Cage/Fence	10%		2043	* *	5	\$15,400	
Windows Aluminum	90% 4+ Glazing Broken/Cra Location : 2nd Flo	oor Corridor			5	\$4,000	
	Water Penetration, Location: Classro Weather Strip Missi Location: Throug	ooms 118 And 117; (ng, Extent : Modera	Offices On	2nd Floor			
Glass Block	10%		LIFE	* *	5	\$600	
Parapets							
Concrete Masonry Unit Masonry: Brick Cavity	50% 45% 4+ Other Observation, Location: Roof Po			* * * * ted : 10%	5 5	\$2,600 \$2,000	
Metal: Cage/Fence	5% 4+ Corrosion/Rusting, Location: Throug	\$500 Extent : Moderate, 2	2035	* * ted : 20%	5	\$700	
Roof							
Metal Panel Modified Bitumen	10% 90% 0-2 Water Penetration, Location: Lower		2043 2035 Area Affec	* * * * ted : 5%	10	\$3,000	
Soffits							
Stucco Cement	100%		2043	* *	5		
Interior							
Floors Ceramic Tile Panel/Paver: Cer/Brk	5% 5%		2039 2046	* *	5 5	\$1,100 \$2,500	
Quarry Tile Vinyl Tile	5% 85%		2043 2035	* *	5	\$1,700 \$7,100	

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Asset #: 13416

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2039	* *	5	\$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%		\$6,200	2043	* *	5	\$7,200	
	Water Per	etration, E	xtent : Moderate, 2	Area Affe	cted : 2%			
	Location	: Room 02	2 Cluster Family,	2nd Floo	r Corridor, Storag	e 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				

lectrical	Current Repair	Future Repl	acement	M	aintenance		
ystem Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estin FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2050	* *	5	\$100		
	Other Observation, Extent : Light, A	Area Affected : 100%	6				
	Location: Electrical Room						
	Explanation : Main Service Disco	nnect Switch Rated	At 800 Amp	eres.			
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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^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13416

Electrical	Current Repair	Future Replac	ement	М	aintenance			
System Component Type	% of Fail Date Estir Total (Years)	nated Cost Year Estima FY	ted 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	2-21		at at		****			
Fluorescent	95%	2035	**	10	\$14,400			
	T-8 Lamps And Fixtures, E. Location : Throughout Th	xtent : Light, Area Affected : 1 e Building	00%					
Fluorescent	5%	2035	* *	10	\$800			
	Compact Fluorescent Light Location : Lobby And Ha	, Extent : Light, Area Affected llways	: 100%					
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	- 00/							
No Component	70%	2025	ala ala		44.000			
Generic	30%	2035	* *	1	\$1,900			
		Light, Area Affected: 100%						
	Location: Hallways And							
	Explanation : CCTV Surv	eillance Cameras						
Fire/Smoke Detection	700/							
No Component	70%	2025	* *	1.2	¢2 100			
Generic, Digital	30%	2035	~ ~	1-3	\$3,100			
	Location : Hallways, Base	Light, Area Affected: 100%						
	•		Dalla G	Smaka D-	staatana And II			
	Expianation : Strobe Ligh	ts, Manual Pull Stations, Alar	m bells, S	токе Де	nectors And Horns			

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source Natural Gas	100%	2050 **	1	

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

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

Asset #: 13416

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
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	
	Location	: Roof	Extent : Light, Area Oftop Units	Affected	: 100%			
H (W (D)		ion . O Noc	ομορ Onus	2025	* *	1	#2.500	
Hot Water Boiler	Location	ervation, E : Basemen ion : One (2035 Affected		1	\$2,500	
Distribution								
Hot Wtr Piping/Pump No Component	30% 70%			2046	* *	4	\$400	
Terminal Devices								
Convector/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	
g g	Location	: Roof	Extent : Moderate, A					
Ventilation	Expianai	ion : 3 Oj	6 Defective Packag	зеа коојі	op Uniis			
Distribution								
Ductwork/Diffusers	100% Insul. Dete Location	_	\$3,000 Extent : Moderate,	LIFE Area Afj	* * Fected : 20%	2-5	\$9,200	
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	

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

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

Asset #: 13416

Mechanical	Current Repair	Future Repla	cement	M	aintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estim FY	ated 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 W	ater 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%	ó					
	Location: Kitchen							
	Explanation: 1 Set							

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

^{**} 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 : CHRISTOPHER STREET SCHOOL ALPHA COTTAGE

Address : 1250 E. 229TH ST.

Borough : BRONX Agency's Number : N/A

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



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

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

Asset #: 54

rchitecture		Current F	Repair	Futur	e Replacement	М	Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior									
Exterior Walls									
Masonry: Brick	Corrosion Location Diagonal (Location	: Window Cracks, Ext : Fire Esc _l	ent : Moderate, Ai	ea Affeci	ted : 1%	5	\$16,700		
	Location	: Through	out						
Slate Panels	Broken/Mi Location Joint Mort	: Window	od, Extent : Moder			5	\$300		
Windows	2000000	. // !!!!!							
Aluminum	Location Recent Rep	: Fire Esco pair Eviden	\$1,400 t : Moderate, Ared ape t, Extent : Light, A ape, Window Foan	rea Affe		5	\$800		
Metal/Detention Type	30%			2038	* *	5	\$2,500		
Parapets	3070			2030			\$2,500		
Masonry: Brick	95%			LIFE	* *	5	\$1,600		
Metal Panel	5%			2038	* *	5	\$300		
Roof							·		
Modified Bitumen	Drains Clo Location Ponding, E	: East Roo	ere, Area Affected		**			1	
terior	<u> </u>	. 100,	, 2						
Floors									
Cast in Place Concrete	_	Crumbling, : Boiler Ro	Extent : Moderate	LIFE , Area Aj	* * ffected : 2%	5	\$800		
Ceramic Tile	5%			2041	* *	5	\$400		
Vinyl Tile	Location Worn/Eroc	: Through	: Moderate, Area			3	\$2,600		
Interior Walls									
Concrete Masonry Unit Plaster	70% 30%			LIFE LIFE	* *	5 5	\$3,400 \$1,100		

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

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

Asset #: 54

Architecture	Curr	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
Plaster	100% 0-2	\$2,100	LIFE	* *	5	\$4,800	
	Cracking/Crumb	ling, Extent : Moderate	, Area A	ffected : 1%			
	Location : Base	ement					
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	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated 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 Roo	m				
	Explanation: One 400 Ar	npere Main Disconne	ct 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 A	ffected : 100%			
	Location: Throughout					
Egress Lighting						
Emergency, Battery	50%	2028	\$2,900	10	\$500	
Exit, Battery	50%	2028	\$2,400	10	\$100	

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

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

Asset #: 54

Electrical	Current Repair	Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Exterior Lighting						
HID	20%	2033	* *	10		
	Other Observation, Extent: 1	Light, Area Affected :	100%			
	Location: Throughout					
	Explanation : Controlled Vi	ia 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	Cur	Current Repair		e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ars)	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 Observat	ion, Extent : Light, Area	Affected	! : 100%			
	Location: Bas	sement					
	Explanation:	1 Gas Fired Modular Ho	ot Water	Boiler			
Distribution							
Hot Wtr Piping/Pump	100%		2036	* *	4	\$200	
Terminal Devices							
Convector/Radiator	100%		2033	* *	1	\$1,300	
Air Conditioning							
Energy Source							
Electricity	100%		2036	* *	1		
Conversion Equipment							
Split Unit	100%		2028	\$85,400			
-	Other Observat	ion, Extent : Light, Area	Affected	! : 100%			
	Location: Bas	sement, 1st And 2nd Floo	r				
		3 Condensers On The Ro g Insulation Roof.	oof. 3 Ai	r Handling Units I	n Each F	loor. Refrigerant	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2	\$5,200	

Ventilation

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

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

Asset #: 54

Mechanical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Exhaust Fans						
Wall Unit	10%	2028	\$100	2		
	Other Observation, Extent : Light, Area					
	Location: 1st Floor Kitchen And 2nd					
	Explanation: Exhaust Fan Located (Only In 1st	Floor Kitchen An	d 2nd Flo	oor 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 Affec	eted : 100%			
	Location: Roof					
	Explanation : Roof Drain Clogged.					
Fixtures	1 00					
Generic	100%					
Fire Suppression						
Sprinkler						
No Component	90%					
Generic	10%	2038	* *	1-2	\$100	
	No Backflow Preventer, Extent : Model Location : Basement		Affected : 100%		7-00	

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

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

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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

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

\$31,800			
\$51,800			
\$59,200	\$76,500	\$31,400	\$9,700
\$12,400	\$100	\$1,200	
\$123,300	\$76,600	\$32,600	\$9,700
\$3,900	\$3,900	\$3,900	\$3,900
\$11,500			
\$31,300			
\$2,800	\$2,900	\$17,700	\$1,800
\$6,200	\$69,700	\$8,100	\$3,900
\$55,500		\$2,100	
\$12,000		\$800	
FY 2022	FY 2023	FY 2024	FY 2025
	\$12,000 \$55,500 \$6,200 \$2,800 \$31,300 \$11,500 \$3,900 \$123,300 \$12,400 \$59,200	\$12,000 \$55,500 \$6,200 \$2,800 \$31,300 \$11,500 \$3,900 \$123,300 \$12,400 \$100	\$12,000 \$800 \$55,500 \$2,100 \$6,200 \$69,700 \$8,100 \$2,800 \$2,900 \$17,700 \$31,300 \$11,500 \$3,900 \$3,900 \$3,900 \$123,300 \$76,600 \$32,600 \$12,400 \$100 \$1,200 \$59,200 \$76,500 \$31,400



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

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

Asset #: 1947

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	\$11,700	
Masonry: Brick	92%	Now	\$46,000	LIFE	**	5	\$71,500	
	_		tent : Moderate, Ar			GI -II	D 6	
			oom Chimney, Livi	_		ng Skills	Roof	
			od, Extent : Moder	ate, Areo	a Affected : 5%			
		: Boiler R	oom Chimney					
Masonry: Limestone	2%			LIFE	* *	5	\$1,200	
Stucco Cement	3%	2-4	\$1,400	2041	* *	5	\$2,900	
	Broken/Mis Location	_	ents, Extent : Mod	erate, Ar	ea Affected : 1%			
Windows		<u> </u>						
Aluminum	100%			2044	* *	5	\$1,600	
Parapets								
Masonry: Brick	95%	0-2	\$10,300	LIFE	* *	5	\$8,400	
	-		tent : Moderate, Ar	ea Affec	ted : 10%			
	Location	_						
			derate, Area Affect	ed : 5%				
	Location	: Through	out					
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 D	amage, Extent : Se	vere, Are	ea Affected : 25%			
	Location	: Living Sh	kills Roof					
Skylight, Metal/Glass	5%			2048	* *	10	\$13,300	
Soffits								
Cast in Place Concrete	100%	2-4	\$200	LIFE	* *	5	\$900	
	Diagonal C	Cracks, Ex	tent : Light, Area A	ffected :	5%			
	Location	: Living Si	kills Room					

Interior

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

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

Asset #: 1947

Total (Years) FY	Architecture	Current F	Repair	Futur	e Replacement	M	aintenance	
Cast in Place Concrete	Component		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Cast in Place Concrete								
Cracking/Crumbling, Extent: Moderate, Area Affected: 2%						_	****	
Sheet Vinyl/Rubber	Cast in Place Concrete	Cracking/Crumbling,				5	\$6,100	
Sheet Vinyl/Rubber	Ceramic Tile	5%		2037	* *	5	\$2,800	
Slate	Quarry Tile	Cracking/Crumbling,	Extent : Moderate			5	\$6,300	
Vinyl Tile	Sheet Vinyl/Rubber	Worn/Eroded, Extent	: Moderate, Area			5	\$16,800	
Vinyl Tile	Slate	5%		LIFE	* *	5	\$3,000	
Norn/Eroded, Extent : Moderate, Area Affected : 5% Location : Throughout					* *			
Ceramic Tile		Worn/Eroded, Extent			: 5%	_	¥ 1,72 1 1	
Concrete Masonry Unit Diagonal Cracks, Extent: Moderate, Area Affected: 20% Location: Water Main Room Horizontal Cracks, Extent: Moderate, Area Affected: 20% Location: Water Main Room LIFE **								
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%	Concrete Masonry Unit	Diagonal Cracks, Ext	ent : Moderate, Ar			5	\$1,000	
Metal Panel 45% Now \$1,900 LIFE ** * 5 \$13,100				Area Affe	cted : 20%			
Water Penetration, Extent : Moderate, Area Affected : 2% Location : Living Skills Room, Mold Metal Panel 10% LIFE ** Ceilings	Fiberglass Panel	35%		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	Gypsum Board	Water Penetration, E.	xtent : Moderate, A			5	\$13,100	
AcousTileSusp.Lay-In	Metal Panel	10%		LIFE	* *			
Exposed Concrete Exposed Concrete Signature Now Signal Room Exposed Concrete Signature Now Signal Life Severe, Area Affected: 5% Location: Water Meter Room Diagonal Cracks, Extent: Severe, Area Affected: 5% Location: Water Meter Room Exposed Struc: Steel Gypsum Board Metal Panel Water Penetration, Extent: Moderate, Area Affected: 2% Location: Living Skills Room LIFE ** 5 \$18,600 Water Penetration, Extent: Moderate, Area Affected: 2% Location: Living Skills Room LIFE ** 5 \$4,600	Ceilings							
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 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	AcousTileSusp.Lay-In	Water Penetration, E.	xtent : Moderate, A			5	\$2,200	
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	Exposed Concrete	Cracking/Crumbling, Location: Water M Diagonal Cracks, Ext	Extent : Severe, A eter Room tent : Severe, Area	rea Affec	cted : 5%	5	\$300	
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	F 10: 0: 1		eiei Koom	TIPE	ىلىران			
Metal Panel 10% LIFE ** 5 \$4,600	*	40% Now Water Penetration, E.	xtent : Moderate, A	LIFE	* *	5	\$18,600	
	Metal Danel		·	LIEE	* *	5	\$4.600	
Plaster 200/ 1 IEE ** 5 67 000	Plaster	30%		LIFE	* *	5 5	\$4,000	

Site Enclosure

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

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

Asset #: 1947

rchitecture		Current I	Repair	Futur	e Replacement	M	laintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
te Enclosure								
Fence/Gates	/							
Chain Link		Now	\$200	2048	**	,		
		-	ents, Extent : Mod all Court, Detached			•		
Iron Picket	95%		\$26,400	2063	* *			
		/Rusting, E : Through	xtent : Moderate, A out	1rea Affe	cted : 25%			
		ted Finish, : Through	Extent : Moderate, out	Area Afj	fected : 50%			
Free Standing Walls								
Masonry: Brick	Cracking/	Now Crumbling, a : Along D	\$4,700 Extent : Moderate riveway	2038 , Area Aj	* * Gected : 15%			
Retaining Walls								
Cast in Place Concrete	40%			2048	* *			
	-	Crumbling, : South W	Extent : Moderate all	, Area Aj	fected : 5%			
Masonry: Brick	Cracking/	Now Crumbling, a : Along D	\$58,400 Extent : Moderate rivewav	2038 , Area Aj	* * fected : 20%			
	Joint Mor	_	od, Extent : Moder	ate, Ared	a Affected : 20%			
	Loose Uni	_	Moderate, Area Aj	fected : .	20%			
Masonry: Fieldstone	10%			2038	* *			
te Pavements								
On-Site Walkways								
Cast in Place Concrete	Cracking/	_	\$100 Extent : Moderate	2048 , <i>Area Aj</i>	* * fected : 10%			
	Location	: West Fac	cade					
Pavers/Stone		Crumbling,	\$11,400 Extent : Moderate strance West Side (
Parking/Driveway								
Asphalt	100%			2031	\$418,600			
		Crumbling, : Through	Extent : Light, Ard out	ea Affecto	ed : 25%			
Activity Yard								
Asphalt	100%			2031				
		Crumbling, : Through	Extent : Light, Are out	ea Affecto	ed : 25%			
		ervation, E : Through	Extent : Light, Area out	Affected	: 5%			

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

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

Asset #: 1947

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

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

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

Asset #: 1947

Electrical	Current	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Fail Dat Total (Years)	e 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 : Hallwa	ys						
	Explanation : Stro	be Lights, Smoke De	etector, A	llarm Bells, Horn	4nd Man	ual Pull Station		

Mechanical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I 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, Are Location : Lower Roof Explanation : 1 Unit Serving Basic L					
Radiant Heater	10%	2028	\$66,400	2	\$1,700	
Radiant Heater	Other Observation, Extent : Light, Are Location : Stairways Explanation : 11 Electric Radiants			_	\$2,700	
No Component	88%					
Distribution						
Ductwork/Diffusers	2%	LIFE	* *	2-5	\$400	
No Component	98%					

Air Conditioning

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

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

Asset #: 1947

Mechanical		Current F	Renair	Futur	e Replacement	M	aintenance	
System				1				D 4 ·
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 Obs Location		xtent : Light, Area	Affected	! : 100%			
	Explana	tion : 8 Roc	oftop Package Unit	ts.				
Ext Pkg Unit - Heating/Cooling	25%	Now	\$117,300	2038	* *	2	\$500	
	Other Obs	servation, E	xtent : Moderate, .	Area Affe	ected : 100%			
		i : Upper R	•					
	Explana	tion : Unit .	2 And 6 Compress	ors Not V	Vorking.			
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	
		eriorating, 1 : Upper R	Extent : Light, Are oof	a Affecte	ed : 100%			
entilation entilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$20,900	
Exhaust Fans								
Roof	98%			2033	* *	2	\$1,100	
Roof		Now		2038	* *	2		
	Unit Inope	erable, Exte	ent : Light, Area A <u>j</u>	fected : .	100%			
	Location	: Upper R	oof					
lumbing								
H/C Water Piping								
Brass/Copper	100%			2048	* *	1		
Water Heater								
Gas Fired	100%			2026	\$22,900	2	\$500	
			xtent : Light, Area	Affected	! : 100%			
		i : Basemen						
	Explana	tion : 3 Uni	its					
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%							
Intical Transment								

Vertical Transport

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

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

Asset #: 1947

Mechanical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	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	

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

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

Page: 27

Print Date: 08-Sep-2020 ADMIN. FOR CHILDREN'S SERVICES - FY 2021

Asset Name : CHRISTOPHER STREET SCHOOL OMEGA COTTAGE

Address : 1250 E. 229TH ST.

 $Borough \hspace{1.5cm} : \hspace{.1cm} BRONX \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$

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		_

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



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

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

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

Asset #: 30

chitecture	Current Repair Fut		acement	M	Maintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior						
Exterior Walls Masonry: Brick	98% Now \$56,900	LIFE	**	5	\$8,800	
	Corrosion/Rusting, Extent: Moderate, Location: Window Lintels					
	Diagonal Cracks, Extent : Severe, Area Location : Throughout					
	Horizontal Cracks, Extent : Severe, Ard Location : Window Lintels, North Fac					
	Joint Mortar Miss/Erod, Extent : Mode Location : Throughout	rate, Area Affec	ted : 50%			
	Misaligned/Bulging, Extent : Severe, A Location : North Facade	rea Affected : 59	%			
Slate Panels	2% Now \$10,100 Broken/Missing Elements, Extent: Seven Location: Window Sills			5	\$100	
	Joint Mortar Miss/Erod, Extent : Mode Location : Window Sills		ted : 50%			
	Spalling, Extent : Moderate, Area Affect Location : Window Sills	eted : 25%				
Windows	500/ 0.2	2044	* *	_	\$500	
Aluminum	70% 0-2 \$4,100 Glazing Broken/Cracked, Extent : Mod Location : East Facade	2044 erate, Area Affe	cted : 2%	5	\$500	
	Vandalism, Extent : Severe, Area Affec Location : Fire Escape, Damaged Wi					
	Other Observation, Extent : Moderate, Location : North Facade	Area Affected :	2%			
	Explanation: Boarded Lower Half O					
Metal/Detention Type	30%	2038	* *	5	\$1,400	
Parapets Masonry: Brick	95%	LIFE	* *	5	\$900	
Masoniy. Brick	Vegetation Growth, Extent : Light, Are Location : South		ó	3	\$900	
Metal Panel	5%	2048	* *	5	\$200	
Roof						
Modified Bitumen	100% Ponding, Extent: Moderate, Area Affect Location: East	2036 eted : 20%	* *	10	\$3,600	

Interior

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

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

Asset #: 30

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date E Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Floors Cast in Place Concrete	5%		LIFE	* *	5	\$700	
Cast in Place Concrete	370 Cracking/Crumbling, E.	rtant : Moderate			3	\$700	
	Location : Boiler Roo		, лгеи луу	eciea . 270			
Ceramic Tile	5%		2037	* *	5	\$300	
Vinyl Tile	90% Now	\$1,100	2036	* *	3	\$2,300	
·	Cracking/Crumbling, E Location: Basement Worn/Eroded, Extent: Location: Throughou	xtent : Moderate Light, Area Affec					
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 Elemen Location : First Floor Water Penetration, Exte Location : First Floor	· And Basement (ent : Severe, Are	Classroom a Affected	i ! : 15%			
Plaster	30%		LIFE	* *	5	\$1,300	
Site Enclosure							
Retaining Walls	1000/		20.40	* *			
Cast in Place Concrete	100% Cracking/Crumbling, E Location: West	xtent : Light, Are	2048 ea Affected				
Site Pavements							
On-Site Walkways							
Asphalt	100%		2031	\$1,600			

lectrical	Current Repair	Future Replacement	Maintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	Cycle Estimated Cost (Yrs)	Priority
nder 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 Origin	ates From Another Building	
Raceway		-		
Conduit	100%	2038 *:	* 1	
Panelboards				
Molded Case Bkrs	100%	2027 \$16,000	0 5 \$100	
Wiring				
Thermoplastic	100%	2038 *	* 1	

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

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

Asset #: 30

Electrical	Current Repair	Current Repair Future Replacement		Maintenance		
System Component Type	% of Fail Date Estim Total (Years)	ated 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, Ext	tent : Light, Area Af	fected : 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 E	y 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	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	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 Obse	ervation, Extent : Light, Area	Affected	: 100%			
	Location	: Basement					
	Explanat	ion : 1 Gas Fired Modular Ho	ot Water	Boiler			
Distribution							
Hot Wtr Piping/Pump	100%		2036	* *	4	\$200	
Terminal Devices							
Convector/Radiator	100%		2033	* *	1	\$1,300	
Air Conditioning							
Energy Source							
Electricity	100%		2036	* *	1		

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

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

Asset #: 30

Mechanical	Currer	nt Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment							
Split Unit	100%		2028	\$85,400			
		, Extent : Light, Area	00	: 100%			
		nent, 1st, 2nd Floor A	-			D. A.	
		Condensers On The R Insulation On Roof.	oof. 3 Air	Handling Units C	n Each I	Floor. Refrigerant	
Distribution	riping missing i	nsulation On Rooj.					
Ductwork/Diffusers	100%		LIFE	* *	2	\$5,200	
Ventilation	10070		LII L			ψ3,200	
Exhaust Fans							
Wall Unit	10%		2028	\$100	2		
		, Extent : Light, Area					
		oor Kitchen And 2nd					
	Explanation : Ex	haust Fan In 1st Floo	r Kitchen	And 2nd Floor B	athroom.		
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		
		nt : Moderate, Area A	Affected :	100%			
	Location : Basen	ient Classroom					
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler	000/						
No Component	90%		2020	.aa.		0100	
Generic	10%		2038	**	1-2	\$100	
	-	enter, Extent : Light, 2	Area Affe	cted : 100%			
	Location : Basen	ient					

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

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

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

Page: 32

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

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

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



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

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

Asset #: 13413

chitecture	Current R	epair	Futur	e Replacement	М	aintenance		
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
erior								
Exterior Walls					_	4		
Cast in Place Concrete	5% Now	\$53,800	LIFE	**	5	\$4,500		
	Cracking/Crumbling, Location: Througho		, Area A <u>j</u>	ijeciea : 20%				
	Water Penetration, Ex		Affected	. 10%				
	Location: Througho	-	Пусски	. 1070				
Masonry: Brick	95% Now	\$164,100	LIFE	* *	5	\$17,000		
,	Cracking/Crumbling,			ffected : 20%		. ,		
	Location : Througho							
	Water Penetration, Ex		lrea Affe	cted : 20%				
	Location : Througho	ut						
Windows	1000/ 31	#0.000	20.42	* *	_	#200		
Aluminum	100% Now Broken/Missing Eleme	\$8,000	2043		5	\$300		
	Location: Througho		eruie, Ar	ea Affectea . 2576				
			lrea Affe	cted : 10%				
	Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10% Location : Throughout							
	Unit Inoperable, Extent : Moderate, Area Affected : 25%							
	Location : Througho	ut						
	Water Penetration, Ex		lrea Affe	cted : 10%				
	Location : Througho	ut						
Parapets /F	0.50/		2040	* *	5 10	#12 000		
Metal: Cage/Fence Pre-Cast Concrete	95% 5%		2040 LIFE	**	5-10 5	\$12,800 \$500		
Roof	370		LIFE			\$300		
Modified Bitumen	100%		2037	* *	10	\$29,500		
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location: Throughout							
	Other Observation, Ex		Area Affe	cted : 100%				
	Location : Througho							
	Explanation: Roof C	Covered With Rub	ber Pads					

Interior

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

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

Asset #: 13413

rchitecture	Current Repair	Future Re	placement	Maintenance	
stem Component Type	% of Fail Date Estima Total (Years)	ated Cost Year Est FY		ycle Estimated Cost Yrs)	Priority
erior					
Floors					
Cast in Place Concrete	5% 0-2 Cracking/Crumbling, Extent Location: Throughout Water Penetration, Extent: L Location: Throughout	-	10%	5 \$3,400	
Ceramic Tile	5% 0-2 Cracking/Crumbling, Extent Location : Throughout	\$1,600 2030 : Light, Area Affected :		5 \$800	
Quarry Tile	10%	2032	* *	5 \$4,700	
Sheet Vinyl/Rubber	5% 2-4 Worn/Eroded, Extent : Light, Location : Throughout	\$4,900 2027 Area Affected : 10%	\$49,400	5 \$1,200	
Vinyl Tile	75% 4+ Deflection Evident, Extent: N Location: Along Baseboard Worn/Eroded, Extent: Mode. Location: Along Baseboard	ds rate, Area Affected : 109	: 20%	3 \$8,800	
Interior Walls					
Cast in Place Concrete	5% 0-2 Water Penetration, Extent: I Location: Basement	\$9,200 LIFE Light, Area Affected : 10	**		
Ceramic Tile	5%	2030	\$80,300	5 \$2,700	
Concrete Masonry Unit	10%	LIFE	* *	5 \$2,200	
Gypsum Board	80% Now Cracking/Crumbling, Extent Location: Group 4 Classro Water Penetration, Extent: N Location: Group 4 Classro	oom Moderate, Area Affected	ed : 5%	5 \$26,200	
Ceilings					
AcousTileSusp.Lay-In	100% Now Misaligned/Bulging, Extent: Location: Throughout Staining/Discoloring, Extent Location: Throughout Base Water Penetration, Extent: M	: Light, Area Affected :	d : 10%	5 \$15,600	

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

Under 600 Volts

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

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

Asset #: 13413

Electrical	Current Repair	Future Replacemen	t N	l aintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Co FY	Ost Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts							
Service Equipment	1000/			4100			
Fused Disc Sw	100%	2027 \$5,2	00 5	\$100			
	Other Observation, Extent : Mode Location : Electrical Room	rate, Area Affectea : 100%					
	Explanation: Main Service Swit	ch Rated At 1.200 Amperes					
Switchgear / Switchboard							
Fused Disc Sw	50%	2027 \$52,2	00 5	\$100			
Fused Disc Sw	50%	2047	* * 5	\$100			
Raceway							
Conduit	70%	2027 \$39,3					
Conduit	30%	2047	** 1				
Panelboards	100/	20.12		#100			
Fused Disc Sw	10%	2043	'* 5 '* 5	\$100			
Molded Case Bkrs	90%	2043	* * 5	\$600			
Wiring Thermoplastic	100%	2047	·* 1				
Motor Controllers	100%	2047	1				
Locally Mounted	100%	2032	·* 5	\$200			
Ground	10070	2032		Ψ200			
Grounding Devices							
Generic	100%	LIFE	** 5	\$400			
Lighting							
Interior Lighting							
Fluorescent	97%	2027 \$61,9		\$24,100			
	T-12 Lamps And Fixtures, Extent: Moderate, Area Affected: 100%						
	Location: Throughout The Build	<u> </u>					
Fluorescent	3%	2033	** 10	\$700			
	T-8 Lamps And Fixtures, Extent: Location: Kitchen	Light, Area Affected : 100%					
E Li-lidia	Location : Kitchen						
Egress Lighting Emergency, Battery	50%	2032	** 10	\$3,300			
Exit, Service	50%		** 1	\$5,500			
Exterior Lighting	3070	2032	1				
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

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

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

Asset #: 13413

Electrical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Security System							
No Component	80%						
Generic	20%		2032	* *	1	\$2,000	
	Other Observation, E	Extent : Light, Area	Affected	: 100%			
	Location: Hallway.	s And Outside					
	Explanation: CCT	V Surveillance Cam	eras				
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 Repa	ir Futur	Future Replacement		Maintenance			
System Component Type	% of Fail Date Esti Total (Years)	mated 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, Exte	nt : Moderate, Area A <u>j</u>	fected : 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 : Se	. ,			4.,			
	Location: Throughout							
	Other Observation, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
	Explanation : Electric B	aseboard Radiation						
Air Conditioning	•							
Energy Source								
Electricity	100%	2035	* *	1				

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

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

ADMIN. FOR CHILDREN'S SERVICES - 068 JOHN COKER DAY CARE CENTER

Asset #: 13413

Mechanical		Current	Repair	Futui	re Replacement	M	aintenance	
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	
	-	-	tent : Light, Area A ient Unit, Roof	Affected :	15%			
Ext Pkg Unit - Heating/Cooling	15%	Now	\$50,900	2037	* *	2	\$200	
	Abandone Location		Extent : Severe, A	rea Affec	ted: 15%			
Split Unit	Location	servation, I n : Roof	Extent : Light, Arec w Units, R-410a	2035 a Affectea	* * !! : 40%			
Split Unit	20%		w Omis, it 110a	2032	* *			
	Location		Extent : Light, Area its, R-410a	a Affectea	l : 20%			
Split Unit	Location	rvice, Exten n : Roof	it : Severe, Area Aj					
	R-22 Refr Location		tent : Light, Area A	Affected :	10%			
Terminal Devices		<u> </u>						
Fan Coil - 2 Pipe	10%			2022	\$51,600	1	\$900	
Fan Coil - 4 Pipe	20%			2032	* *	1	\$1,800	
Fan Coil - 4 Pipe No Component	40% 30%			2035	* *	1	\$3,500	
Heat Rejection								
Evaporative Condenser	40%			2035	* *	2	\$7,600	
Evaporative Condenser	20%			2032	**	2	\$3,800	
Dry Cooler No Component	10% 30%			2022	\$14,700	2	\$1,900	
Ventilation								
Distribution Ductwork/Diffusers	Unbalanc	•	\$25,000 Extent : Severe, An nt b Side No Air Fl		* * ted : 25%	2-5	\$15,100	
Exhaust Fans								
Roof			\$9,000 at : Severe, Area A <u>j</u>	2027 ffected : 7	\$45,000	2	\$700	
Plumbing								
H/C Water Piping Brass/Copper	100%)		2037	* *	1		
Water Heater Electric	100%			2025	\$23,900	4	\$200	

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

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

ADMIN. FOR CHILDREN'S SERVICES - 068 JOHN COKER DAY CARE CENTER

Asset #: 13413

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated 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 Affe	ected : 100%			
	Location : Clogged Greas	e Trap Under Kitche	n Sink			
Storm Drain Piping						
Cast Iron	100% Now	\$2,800 LIFE	* *	1		
	Blockage /Clogged, Extent:	Severe, Area Affecte	ed : 15%			
	Location : Water Backs Up	p 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					

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

^{**} 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 : 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

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



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

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

Asset #: 4372

rchitecture		Current I	Repair	Futur	e Replacement	M	laintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	3.7	# 46.000	LIFE	* *	5	\$43,700	
Masonry: Brick	Staining/D	Now Discoloring, : On Penti	\$46,800 Extent : Light, Ard house	LIFE ea Affect	* * ed : 5%	5	\$72,700	
			xtent : Moderate, A or Courtyard Into S			!		
Masonry: Granite			\$14,100 od, Extent : Moder r Various Location		* * a Affected : 10%	5	\$4,200	
Manager Lierantona	10%	. 131 1 1001	ranous Location	LIFE	* *	5	\$8,400	
Masonry: Limestone	Staining/D	iscoloring, : Various	Extent : Light, Ard Locations			3	\$6,400	
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	* *			
-11011011010		-	ings, Extent : Mod Over 6th Floor At S					
Metal Panel	Broken/Mi	Now ssing Elem : Penthou	\$6,600 nents, Extent : Mod se Roof	2043 erate, Ar	* * ea Affected : 2%			
			xtent : Moderate, A nerator At Flue Pe					
Modified Bitumen	Miss/Dam Location	: Through						
		etration, E : Over 6th	xtent : Moderate, A Floor	Area Affe	cted : 5%			
Soffits								
Glass: Special Gauge	100%			LIFE	* *	1		

Interior

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

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

Asset #: 4372

chitecture	Current R	epair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Floors				****			
Carpet	15% Worn/Eroded, Extent . Location : Auditoriu		2029 cted : 5%	\$381,600	3	\$42,000	
Cast in Place Concrete	5% 2-4 Cracking/Crumbling, Location: Througho	_	LIFE ea Affecte	* * ed : 10%	5	\$20,400	
Ceramic Tile	5% 0-2 Joint Mortar Miss/Erc Location : Bathroom		2039 cate, Area	* * Affected : 45%	5	\$4,700	
Cork Tile	6% Now Broken/Missing Eleme Location: Multiple of Worn/Eroded, Extent Location: Multiple of Other Observation, Ex Location: Multiple of Explanation: Adhes	Offices Throughou Moderate, Area Offices Throughou Stent: Moderate, A Offices Throughou	ıt Affected . ıt Area Affe	25%	5	\$4,900	
Granite Panels	4% 2-4 Cracking/Crumbling, Location: Througho		LIFE ea Affecte	* * ed : 10%	5	\$5,600	
Sheet Vinyl/Rubber Vinyl Tile	4% 61% Now	\$206,700	2035 2035	* *	5	\$11,200 \$42,700	
	Broken/Missing Eleme Location: High Tray Loose/Delam Surface, Location: High Tray Patching Evident, Exte Location: High Tray Worn/Eroded, Extent Location: High Tray	ents, Extent : Mod ffic Areas In Corr Extent : Moderat ffic Areas In Corr ent : Light, Area A ffic Areas In Corr : Moderate, Area	erate, Ardidors, Cu e, Area A idors, Cu Iffected: idors, Cu Affected:	bical Areas Below ffected : 5% bical Areas Below 15% bical Areas Below 100%	Office () Office () Office ()	Thairs Thairs Thairs	
Interior Walls							
Concrete Masonry Unit	5% 0-2 Cracking/Crumbling, Location: Througho				5	\$7,600	
Glass: Single Pane	5%		LIFE	* *	5	\$14,300	
Gypsum Board	75% 0-2 Broken/Missing Eleme Location: Corners I Other Observation, Ex Location: Corners I Explanation: Impac	n Basement Corri ctent : Moderate, 2 n Basement Corri	dors 4rea Affe dors	cted: 5%	5	\$171,700	
Masonry: Brick	10%	i Dumuge, missin	LIFE	**			
Masonry, Brick	10%		LIFE				

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

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

Asset #: 4372

Architecture		Current R	lepair	Futur	e Replacement	M	aintenance	
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	
	-	_	Extent : Light, Ar		ed : 5%			
	Location	: Various I	Locations Through	iout				
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 Ent	rance					
	Explanat	ion : Mater	rial Is Granite Par	iel				
Retaining Walls								
Cast in Place Concrete	90%			2065	* *			
Masonry: Fieldstone	10%			2050	* *			
			xtent : Light, Area	Affected	: 100%			
	Location	: Main Ent	rance					
	Explanat	ion : Mater	ial Is Granite Par	iel				
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	* *			
Activity Yard								
Rubber Matting	100%		\$1,500	2030	\$5,100			
	_		derate, Area Affec	ted : 15%	<i>ó</i>			
			r Courtyard					
			xtent : Moderate, .	Area Affe	ected: 5%			
			r Courtyard					
	Explanat	ion : Curlin	ig At Seams, Not I	Draining	Correctly Causing	Water T	o Enter 2nd Floor	

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

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

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

Asset #: 4372

Electrical	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Transformers					
Dry Type	100%	2043 **	• 5	\$500	
	Other Observation, Extent: Light				
	Location: Basement And 6th Fi			~	
	Explanation : The Transformers Transformers For Elevators.	s System Include: Four 45 Kilovo	oltampere	s Step-up	
Switchgear / Switchboard					
Fused Disc Sw	100%	2050 **	5	\$500	
Raceway					
Conduit	100%	2050 **	<u> </u>		
Panelboards	2007	2016		# 600	
Fused Disc Sw	20%	2046 **	3	\$600	
Molded Case Bkrs	80%	2046 **	5	\$2,700	
Wiring	1000/	2050 **	: 1		
Thermoplastic	100%	2050 **	1		
Motor Controllers	100%	2043 **		\$800	
Locally Mounted Ground	100%	2043	5	\$800	
Grounding Devices					
Generic General Genera	100%	LIFE **	• 5	\$1,900	
General	Other Observation, Extent : Light			\$1,500	
	Location : Basement				
	Explanation: The Ground Conf	nection 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	t, Area Affected : 100%			
	Location : Penthouse				
	Explanation : The Diesel Gener	ator Is Rated 400 Kilovoltamper	es. It Is Ir	n Good Condition.	
Batteries	000/	2024		** - * *	
Lead/Acid	80%	2024 \$1,300) 5	\$3,700	
	Other Observation, Extent : Light Location : 6th Floor	t, Area Affected : 100%			
T 1/4 : 1	Explanation : Penthouse	2024 #200		форо	
Lead/Acid	20%	2024 \$300	5	\$900	
	Other Observation, Extent : Light Location : 6th Floor	i, Area Affectea : 100%			
		Unad Fou Conqueter Testin			
	Explanation : Load Banks Are V	Isea For Generator Testing.			

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

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

Asset #: 4372

Electrical	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power					
Fuel Storage	200/	2046 **		Ф 7 000	
Day Tank	30% Other Observation, Extent: Light, Area	2040	• 5	\$7,000	
	Location : Penthouse	a Affeciea . 10076			
	Explanation: The Day Tank Is Rated	200 Gallons			
Main Tank	70%	2058 **	• 5	\$2,600	
wam rank	Other Observation, Extent : Light, Area		3	\$2,000	
	Location: Basement	. 11,1,000 co. 1 0 0 / 0			
	Explanation: The Main Tank Is Rate	d 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	t, Area Affected : 100%			
	Location: Throughout	1000/			
	Other Observation, Extent: Light, Area	a Affected : 100%			
	Location: Throughout The Building Explanation: Some Lights Are Contr	alled With A Daylighting (Control Cu	otam	
HID	2%	2035 **		\$100	
Egress Lighting	270	2033	- 10	Ψ100	
Emergency, Service	50%	2035 **	· 1		
Exit, LED	50%	2058 **	1		
Exterior Lighting					
Fluorescent	100%	2035 **	10	\$11,500	
	Other Observation, Extent : Light, Area	a Affected : 100%			
	Location : Exterior				
·	Explanation : The Exterior Lights Are	e Controlled With Photocei	<u>'l. </u>		
Lightning Protection					
Arresters/Cabling	1000/	2058 **		¢2.700	
Generic	100%	2058 **	5	\$3,700	
Alarm Security System					
No Component	25%				
Generic	75%	2035 **	• 1	\$35,300	
Generie	Other Observation, Extent : Light, Area		1	Ψ33,300	
	Location: Throughout	<i>JJ</i>			
	Explanation: The Security System In	cludes Cameras And Card	Access Co	ontrol.	
Fire/Smoke Detection					
Fire/Smoke Detection No Component	70%				

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

Heating

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 4372

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2040	* *	1		
Conversion Equipment Heat Exchanger, Plate & Frame		Now	\$81,600	2043	* *	1	\$50,500	
			: Moderate, Area	Affected :	5%			
		: Basemen						
			Extent : Light, Area	Affected	: 100%			
		: Basemer						
		tion : 2 Uni	its - One Needs Im					
Pres. Reducing Valve/LP Steam	10%			2039	* *	5	\$700	
			Extent : Light, Area	Affected	: 100%			
		: Basemen						
	Explanat	ion : 2 Sta	ge					
Distribution								
Hot Wtr Piping/Pump	100%			2046	* *	4	\$9,300	
Terminal Devices	• • • • •							
Air Handler	30%			2035	* *	1	\$23,400	
Convector/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	10070			2040		1		
Conversion Equipment Centrifugal, Elec Chiller	90%			2039	* *	1	\$122,700	
Centinugai, Lice Cinner	R-22 Refri	gerant, Ext	tent : Light, Area A		100%	1	\$122,700	
		ervation, E : Basemen	Extent : Light, Area et	Affected	: 100%			
	Explanat	ion : 2 Mu	lti Stack Chillers					
Split Unit	10%			2035	* *			
Distribution								
CW & CHW Wtr	100%			2050	* *	4	\$9,300	
Pipe/Pump								
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	10001						4-0 40	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$70,300	
Exhaust Fans	000/			2020	# 402 400	^	42.5 00	
Interior	90%			2030	\$403,400	2	\$3,500	
Roof Plumbing	10%			2030	\$20,900	2	\$400	

Plumbing

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

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

Asset #: 4372

Mechanical	Current Repair	Future Replac	cement	М	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estima FY	ted 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)			de de			
Non-Submersible	100%	2035	* *	4	\$4,000	
Pool Filter/Treatment						
Not Accessible	100%	1. 1. 1.00/				
	Other Observation, Extent: Ligi					
	Location : Playground Area O	f Roof				
- 10 -	Explanation : Fountains					
Backflow Preventer	1000/	2025	ala ala		#5 5 0 0	
Generic	100%	2035	* *	1	\$7,700	
Fixtures	1000/					
Generic	100%		,			
	Obsolete Fixtures, Extent : Mod Location : Toilet Rooms	erate, Area Affectea : 5%)			
Vertical Transport						
Elevators						
Geared Traction	80%	LIFE	* *			
	Other Observation, Extent : Ligi	**				
	Location : Basement To 6th Fl					
	Explanation : 4 Passenger Uni	its				
Hydraulic	20%	LIFE	* *			
	Other Observation, Extent : Liga	ht, Area Affected : 20%				
	Location: Basement To 1st Flo	oor				
	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	

Maintenance \$ are aggregated over a 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 - FY 2021 Print Date: 08-Sep-2020

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

	EV 0000	EV 0000	EV 0004	EV 000E
EYDENCE	EV 2022	EV 2023	EV 2024	EV 2025

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



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

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

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

Asset #: 13414

Architecture	Cur	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Total (Ye	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	20/		LIEE	* *	-	Ф4 200	
Cast in Place Concrete	3% 30% No	\$75,000	LIFE	**	5 5	\$4,300	
Concrete Masonry Unit		w \$75,000 s, Extent : Moderate, A	LIFE		3	\$5,300	
	Location: Thr		1 eu 1155 ec	iea . 570			
		ks, Extent : Moderate,	Area Affe	cted : 5%			
		ougnoui on, Extent : Light, Ared	a Affected	. 5%			
	Location: Thr	-	i Tijjeeted	. 570			
Masonry: Brick	67% No		LIFE	* *	5	\$19,000	
wasomy. Drick		on, Extent : Light, Area		: 20%	3	\$17,000	
	Location : Thr	_	50				
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	200/ 37	** ** ** ** ** ** ** **					
Modified Bitumen	20% No	. ,	2037	**			
	Location : Thr			cted : 20%			
Play Surface	80% No Water Penetrati Location: Thr	on, Extent : Moderate,	2034 Area Affe	* * cted : 10%			
Soffits							
Metal Panel	100%		2049	* *	5-10		
nterior Floors							
Cast in Place Concrete	5%		LIFE	* *	5	\$2,900	
Ceramic Tile	5% No	w \$1,400	2038	* *	5	\$700	
	_	bling, Extent : Moderat oughout Toilets	e, Area Aj	ffected : 10%			
	-	nt, Extent : Light, Area oughout Toilets	Affected :	10%			
Quarry Tile	5%		2042	* *	5	\$2,000	
Vinyl Tile	85% 2-	4 \$20,600	2034	* *	3	\$8,500	
·	Cracking/Crum Location: Thr	bling, Extent : Moderat oughout	e, Area Aj	ffected : 10%			
Interior Walls							
Ceramic Tile	5%		2038	* *	5	\$2,100	
Concrete Masonry Unit	10%	.	LIFE	* *	5	\$1,700	
Gypsum Board	85% No	+ -)	LIFE	**	5	\$21,000	
		bling, Extent : Light, Ar	rea Affecti	ea : 5%			
	Location: Thr	-	. 16C 1	. 100/			
	Water Penetrati Location : Thr	on, Extent : Light, Area	ı Ajjected	. 10%			
	Locuiton . Int	ougnoui					

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

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

Asset #: 13414

Architecture		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date F (Years)	Sstimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings	1000/			20.42	at. at.	_	#2 6.600	
AcousTileSusp.Lay-In	100%			2042	**	5	\$26,600	
			xtent : Light, Ar	ea Affect	ed: 5%			
		ı : Throughou		16641	. 50/			
		ieiraiion, Exii i : Throughou	ent : Light, Area t	Ајјестеа	: 5%			
Site Enclosure								
Fence/Gates	000/			• • • •	ماد ماد			
Chain Link	80%			2049	* *			
Iron Picket	20%			2049	**			
		ted Finish, Ex 1 : Throughou	tent : Light, Are t West Side	a Affecte	d: 75%			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	* *			
On-Site Walkways								
Cast in Place Concrete		Now	\$900	2042	* *			
	_	_	xtent : Moderate	, Area Ą	ffected : 15%			
		ı : Throughou						
			tent : Moderate,	Area Af	fected : 5%			
	Location	ı : Throughou	t					
Metal	8%	Now	\$2,100	2049	* *	1-3	\$800	
			Moderate, Area	Affected	: 5%			
	Location	ı : Throughou	t					
	Loose Con	nnections, Ext	ent : Moderate,	Area Aff	ected : 10%			
	Location	ı : Throughou	t					
	Surface W	earing/Scalin	g, Extent : Mode	rate, Ar	ea Affected : 15%			
	Location	ı : Throughou	t					
Metal	2%			2059	* *	1-3	\$200	

lectrical	Current Repair	Future R	Replacement	М	aintenance	
vstem Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2029	\$5,200	5	\$100	
	Other Observation, Extent: Light,	Area Affected : 1	00%			
	Location : Electrical Room 1st Fi	loor				
	Explanation: Two 400 Ampere M	ain Disconnect S	Switches			
Switchgear / Switchboard						
Fused Disc Sw	100%	2029	\$104,300	5	\$100	
Raceway						
Conduit	30%	2029	\$16,800	1		
Conduit	70%	2049	* *	1		

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

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

Asset #: 13414

Electrical	Curren	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 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 Fluoresce Location : Lobby	nt Light, Extent : Lig	ht, Area	Affected : 100%			
Fluorescent	95%		2034	* *	10	\$19,800	
		tures, Extent : Light, ghout The Building	Area Afj	fected : 100%		. ,	
Egress Lighting							
Emergency, Battery	50%		2034	* *	10	\$2,700	
Exit, Service	50%		2034	* *	1		
Exterior Lighting							
HID	100%		2034	* *	10	\$100	
Marm							
Security System							
No Component	70%						
Generic	30%		2034	* *	1	\$2,600	
	Other Observation, Location : Hallwo	Extent : Light, Area ays And Outside	Affected	1: 100%			
	Explanation: Intr	usion Alarm And CC	TV Cam	era			
Fire/Smoke Detection	-						
No Component	70%						
Generic, Digital	30%		2034	* *	1-3	\$4,300	

Mechanical	Current Repa	ir Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	30%	2049	* *	1		
Natural Gas	70%	2049	* *	1		

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

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

Asset #: 13414

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated C (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment							
Furnace	50% Other Obs Location	ervation, Extent : Light, A	2029 Irea Affected	\$26,800	1	\$5,600	
	Explana	tion: 2 Units					
Radiant Heater	25%		2034	* *	2	\$2,600	
Radiant Heater	Damaged,	Now \$20,20 Extent: Severe, Area Aff : Throughout, Defective	ected : 25%	\$100,800 nent	2	\$2,100	
Air Conditioning							
Energy Source Electricity	100%		2045	* *	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%		2029	\$284,800	2	\$1,400	
	Location	ervation, Extent : Light, A : Roof tion : 2 Units	Irea Affected	: 100%			
Ventilation							
Distribution Ductwork/Diffusers	Inadequat	Now \$21,00 e Supply, Extent : Severe, : Kitchen		* * d : 100%	2-5	\$1,300	
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	Blockage . Location	Now \$8,30 Clogged, Extent : Severe, : Kitchen, Discharge Lin ching Of Line	Area Affecte		1 Become	Clogged Due To	
Cast Iron	95%	ching Of Line	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

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

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

Asset #: 13414

Mechanical	Current Repair	Future Re	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Lig	ht, Area Affected : 10	00%			
	Location : Basement To The F	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 : Lig	ht, Area Affected : 10	00%		·	
	Location : Kitchen					
	Explanation : The System Yea	rly Inspection Is Past	Due			

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

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

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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



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

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

Asset #: 13412

Architecture	Current Repair			Futur	e Replacement	М		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$7,900	
Masonry: Brick Cavity		Now	\$36,400	LIFE	* *	5	\$18,200	
		tar Miss/Er ı : Window	od, Extent : Moder Sills	ate, Ared	a Affected : 10%			
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	* *			
		netration, E n : Room 20	xtent : Light, Area 13	Affected	: 10%			
Modified Bitumen	75%	Now	\$66,400	2034	* *			1
		xtent : Seve : Through	ere, Area Affected . out	: 40%				
		ad/Misposn : Clogged	, Extent : Moderate Drain	e, Area A	ffected : 100%			
	Miss/Dam		ings, Extent : Mod	erate, Ar	ea Affected : 20%			
	Ponding,	_	derate, Area Affec	ted : 40%	6			
	Seams Op	_	tent : Severe, Area	Affected	! : 40%			
		_	oui xtent : Moderate, 2	Anna Affa	atad : 100/			
			xtem . Moderale, 1 20, 203 And 206	нгеи Ајје	ciea . 10/o			
Soffits	Locuitor	. Rooms 1	20, 203 Ana 200					
Alum/Vinyl Siding	100%			2049	* *	10		
erior	10070			2049		10		
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		Now	\$6,500	2029	\$129,300	5	\$3,100	
211000 1 111/1 1 1 1 1 1 1 1 1 1 1 1 1 1	Seams Op		tent : Moderate, A		·		Ψ2,100	
		ubstrate, Ex 1 : Public C	tent : Moderate, A orridors	rea Affec	eted : 25%			
Vinyl Tile	_		\$4,600 Extent : Light, Are	2029 ea Affect	\$91,900 ed:10%	3	\$3,800	

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

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

Asset	#	•	1	3	41	12
, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,						

Architecture	Current Repair		Futur	e 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 Pen	etration, E	xtent : Moderate, A	1rea Affe	cted : 10%			
	Location	: Rooms 2	03 And 206					
Exposed Struc: Steel	2%			LIFE	* *			
Gypsum Board	25%	0-2	\$900	LIFE	* *	5	\$5,100	
Gypsum Bourd	_		xtent : Moderate, A		cted: 10%	5	ψ3,100	
			ir 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%							

ectrical	Current Repair	Future Repla	Future Replacement		aintenance	
tem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ler 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2049	* *	5		
	Other Observation, Extent : Ligh	t, Area Affected : 100%	ó			
	Location : Electrical Room					
	Explanation : Main Service Sw	itch Rated At 800 Ampe	eres. It Is In	Good C	ondition.	
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

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

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

Asset #: 13412

Electrical	Current Repair	Future I	Replacement	M				
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%	2034	* *	10	\$10,300			
	Other Observation, Extent:	0	100%					
	Location: Throughout The	O .						
	Explanation : Lighting Fix	tures Are Type T-8 Lan	nps. They Are In	Good C	ondition.			
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			
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building							
	Explanation: The Building Condition.	s Is Provided With An I	Intrusion Alarm	System. I	It Is In Good			
Fire/Smoke Detection								
No Component	40%							
Generic, Analog	60%	2034	* *	1-3	\$4,300			
	Other Observation, Extent: Location: Throughout The		100%		•			
	Explanation : The Fire Ala	rm System Is In Good	Condition.					

Mechanical	Current Repair	Future	Replacement	М		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year I 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	
	Other Observation, Extent : Light, A	rea Affected :	80%			
	Location : Roof					
	Explanation : 6 External Package V	Inits				
Hot Water Boiler	20%	2034	* *	1	\$1,100	
Distribution						
Hot Wtr Piping/Pump	20%	2037	* *	4	\$100	
No Component	80%					
Terminal Devices						
Convector/Radiator	20%	2034	* *	1	\$700	
No Component	80%					

Air Conditioning

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

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

Asset #: 13412

Mechanical	Current Rep	air Fu	Future Replacement			Maintenance		
System Component Type	% of Fail Date Es Total (Years)	timated Cost Ye		nated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning								
Energy Source								
Electricity	100%	20:	37	* *	1			
Conversion Equipment	000/	20	20	010 (0 00	2	# < 0.0		
Ext Pkg Unit - Heating/Cooling	90%	20:		\$126,200	2	\$600		
	Other Observation, Exter	nt : Light, Area Affe	cted : 1009	%				
	Location: Roof	11 to D 22						
	Explanation : 6 Packag							
Split Unit	10%	20:	29	\$23,900				
Distribution	4000/			4.4.		44.600		
Ductwork/Diffusers	100%	LII	FE	* *	2	\$14,600		
Ventilation								
Distribution	1000/	7.11	DID.	* *	2.5	¢.(200		
Ductwork/Diffusers	100%	LII	rE	~ ~	2-5	\$6,200		
Exhaust Fans	000/	20	30	¢1700	2	#200		
Roof	90%	\$900 20		\$16,700	2 2	\$300		
Roof	10% Now Other Observation, Extending : Roof	nt : Severe, Area Aff	ected : 100	\$1,900	2			
-	Explanation: Kitchen I	Exhuast Not Working	g					
Plumbing								
H/C Water Piping	1000/	20	20	* *	1			
Brass/Copper	100%	20.	39		1			
Water Heater Gas Fired	100% Other Observation, Extending Location: 2nd Floor Explanation: One 75-5		cted : 100%	\$6,800	2	\$200		
Sanitary Piping		,uners, esse i games	<u> </u>					
Cast Iron	98%	LII	FE	* *	1			
Cast Iron	2% Now	\$200 LII		* *	1			
	Leak Evident, Extent : Se Location : 1st Floor Ce		: 100%					
Storm Drain Piping								
Cast Iron	100%	LII	FE	* *	1			
Backflow Preventer								
Generic	100%	20	29	\$2,800	1	\$700		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100% Other Observation, Exter Location: 1st To 2nd F			* *				
Fire Suppression	Explanation: 1 Unit							

Fire Suppression

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

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

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ADMIN. FOR CHILDREN'S SERVICES - 068 STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER

Asset #: 13412

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

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

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

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