

Print Date : 19-Sep-2018

DIV. OF YOUTH & FAMILY JUSTICE - FY 2019

Asset Name : BEACH AVE. NON-SECURE DET. HOME1 (GROUP HOME)
Address : 1101 BEACH AVENUE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DJJ0004.000 / 14321 **Yr Built/Renovated** : 1972 /
Area Sq Ft : 4,080 **Project Type** : JUVENILE JUSTICE
Date of Survey : 27-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,3
Block : 3753 **Lot** : 1 **BIN** : 2024244

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$24,700	\$100	\$200	\$1,800
Interior Architecture	\$11,400	\$200	\$400	\$200
Electrical	\$100	\$100	\$100	\$9,300
Mechanical	\$400	\$300	\$400	\$7,600
Total	\$36,700	\$700	\$1,000	\$18,900
Importance Code A	\$24,900	\$300	\$400	\$2,100
Importance Code B	\$10,100	\$400	\$300	\$16,900
Importance Code C	\$1,600		\$400	
Total	\$36,700	\$700	\$1,000	\$18,900



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

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

Asset # : 14321

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$16,300	LIFE	**	5	\$5,300	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South And West Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : East Facade</i>								
Pre-Cast Concrete	5%	Now	\$2,500	LIFE	**	5	\$1,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
Stucco Cement	25%	Now	\$2,800	2041	**	5	\$2,400	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
Windows								
Aluminum	95%	Now	\$600	2044	**	5	\$400	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Second Floor, Window Boarded Up</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Units Remain Locked Throughout For Security Purposes</i>								
Wood	5%			2027	\$1,100	5	\$400	
Parapets								
Cast Stone/Terra Cotta	7%			LIFE	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Observed From Ground</i>								
Masonry: Brick	90%			LIFE	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Observed From Ground</i>								
Pre-Cast Concrete	3%			LIFE	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Observed From Ground</i>								
Roof								
Asphalt Shingle	15%			2031	**	10	\$100	
Metal, Corrugated	20%	0-2	\$2,500	2048	**	1		
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Front Canopy</i>								
Modified Bitumen	65%			2033	**	10	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : No Access, No Interior Leaks</i>								

Interior

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Estimates are rounded to the nearest hundred dollars.

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

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

Asset # : 14321

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	**	5	\$3,300	
Ceramic Tile	5%			2031	**	5	\$300	
Vinyl Tile	30%	0-2	\$1,600	2033	**	3	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor</i>								
Wood	40%	2-4	\$8,200	2056	**	5	\$2,300	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : First And Second Floors</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First And Second Floors</i>								
Interior Walls								
Cast in Place Concrete	15%			LIFE	**			
Ceramic Tile	10%			2037	**	5	\$800	
Gypsum Board	50%	Now	\$1,600	LIFE	**	5	\$2,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 2%</i>								
<i>Location : First Floor Basement Stair</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Wood	25%			LIFE	**	5	\$7,600	
Ceilings								
Exposed Struc: Wood	20%			LIFE	**			
Gypsum Board	80%			LIFE	**	5	\$6,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basment</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2038	**			
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Watson Ave</i>								
<i>Explanation : Fence Leaning</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
Parking/Driveway								
Asphalt	100%			2031	**			
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : At Parking Area</i>								
<i>Explanation : Cracking</i>								

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

Under 600 Volts

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Asset # : 14321

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2038	**	5	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 200 Amperes Main Disconnect Switch</i>						
<hr/>								
Raceway								
Conduit	100%			2038	**	1		
<hr/>								
Panelboards								
Molded Case Bkrs	100%			2036	**	5	\$100	
<hr/>								
Wiring								
Thermoplastic	100%			2038	**	1		
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Boiler Room</i>						
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	80%			2033	**	10	\$3,000	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
<hr/>								
Incandescent	20%			2023		2	\$4,300	
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$500	
Exit, Battery	50%			2028		10	\$100	
<hr/>								
Exterior Lighting								
HID	40%			2033	**	10		
Incandescent	10%			2023		2	\$1,300	
No Component	50%							
<hr/>								
Alarm								
Security System								
No Component	80%							
Generic	20%			2028		1	\$2,500	\$300
<hr/>								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2028		1-3	\$8,600	\$500
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Smoke Detectors With Sounding Bases</i>						

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

Heating

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System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Energy Source	Natural Gas	100%			2048	**	1	
Conversion Equipment	Hot Water Boiler	100%			2033	**	1	\$2,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit, Hart And Grousse Corp. - 120,000 Btu/hr</i>								
Distribution	Hot Wtr Piping/Pump	100%			2036	**	4	\$300
Terminal Devices	Convactor/Radiator	100%			2033	**	1	\$1,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter Walls</i>								
<i>Explanation : Cast Iron Baseboard Radiators</i>								
Air Conditioning								
Energy Source	Electricity	100%			2036	**	1	
Conversion Equipment	Window/Wall Unit	60%			2023	\$4,900	1	
	No Component	40%						
Ventilation								
Distribution	Ductwork/Diffusers	10%			LIFE	**	2-5	\$200
	No Component	90%						
Exhaust Fans	Wall Unit	5%	Now		2028	\$100	2	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Bathroom, Defective Exhaust Fan</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : Bathroom Only</i>								
	No Component	95%						
Plumbing								
H/C Water Piping	Brass/Copper	100%			2038	**	1	
Water Heater	Gas Fired	100%			2023	\$2,400	2	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 40 Gallon Rheems</i>								
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Fixtures	Generic	100%						

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Print Date : 19-Sep-2018

DIV. OF YOUTH & FAMILY JUSTICE - FY 2019

Asset Name : BEACH AVE. NON-SECURE DET. HOME2 (GROUP HOME)
Address : 1103 BEACH AVENUE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DJJ0005.000 / 14322 **Yr Built/Renovated** : 1972 /
Area Sq Ft : 4,080 **Project Type** : JUVENILE JUSTICE
Date of Survey : 27-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,3
Block : 3753 **Lot** : 73 **BIN** : 2095231

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$22,200	\$100	\$200	\$2,200
Interior Architecture	\$24,600	\$200	\$200	\$300
Electrical	\$200	\$100		\$7,100
Mechanical	\$1,100	\$600	\$700	\$33,300
Total	\$48,100	\$1,000	\$1,100	\$43,000
Importance Code A	\$22,400	\$300	\$400	\$2,400
Importance Code B	\$25,700	\$700	\$500	\$40,500
Importance Code C			\$200	
Total	\$48,100	\$1,000	\$1,100	\$43,000



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

Asset # : 14322

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$16,300	LIFE	**	5	\$5,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Window Lintels, East Facade</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : East Facade, Window Sill</i>								
Pre-Cast Concrete	5%	Now	\$2,500	LIFE	**	5	\$1,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
Stucco Cement	25%	2-4	\$2,800	2041	**	5	\$2,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
Windows								
Aluminum	95%			2044	**	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Units Remain Locked Throughout For Security Purposes</i>								
Wood	5%			2027		5	\$400	
Parapets								
Cast Stone/Terra Cotta	7%			LIFE	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Observed From Ground</i>								
Masonry: Brick	90%			LIFE	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Observed From Ground</i>								
Pre-Cast Concrete	3%			LIFE	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Observed From Ground</i>								
Roof								
Asphalt Shingle	15%			2031	**	10	\$100	
Metal, Corrugated	5%	0-2	\$600	2048	**	1		
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Front Canopy</i>								
Modified Bitumen	80%			2033	**	10	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : No Access, No Interior Leaks</i>								

Interior

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

Asset # : 14322

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	25%			LIFE	**	5	\$3,300	
Ceramic Tile	5%			2031	**	5	\$300	
Vinyl Tile	45%	0-2	\$7,200	2028	\$23,800	3	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 3rd Floor Sloped, 2nd Floor Kitchen Depressed</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Wood	25%	2-4	\$5,100	2056	**	5	\$1,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First And Second Floors</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First And Second Floors</i>								
Interior Walls								
Cast in Place Concrete	15%			LIFE	**			
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2037	**	5	\$400	
Gypsum Board	55%			LIFE	**	5	\$2,500	
Wood	25%			LIFE	**	5	\$7,600	
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$7,600	2048	**	5	\$500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Exposed Struc: Wood	10%			LIFE	**			
Gypsum Board	75%	0-2	\$4,700	LIFE	**	5	\$5,700	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 2%</i>								
<i>Location : First Floor, Bad Craftsmanship</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : First Floor At Repair Area</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2038	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2033	**			

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BEACH AVE. NON-SECURE DET. HOME2 (GROUP HOME)

Asset # : 14322

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

Site Pavements

Parking/Driveway
Asphalt

100%

2031

**

Other Observation, Extent : Light, Area Affected : 15%

Location : At Parking Area

Explanation : Cracking

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

Under 600 Volts

Service Equipment
Fused Disc Sw

100%

2038

**

5

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

Location : Basement

Explanation : One 200 Amperes Main Disconnect Switch

Switchgear / Switchboard
Molded Case Bkrs

100%

2038

**

5

\$100

Raceway

Conduit

100%

2038

**

1

Panelboards

Molded Case Bkrs

100%

2036

**

5

\$100

Wiring

Thermoplastic

100%

2038

**

1

Ground

Grounding Devices
Generic

100%

4+

\$200

LIFE

**

5

\$100

Other Observation, Extent : Light, Area Affected : 50%

Location : Basement

Explanation : Bonding Cable Across Water Meter Is Missing

Lighting

Interior Lighting
Fluorescent

100%

2033

**

10

\$3,700

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

Location : Throughout

Explanation : T-8 Lamps

Egress Lighting

Emergency, Battery

50%

2033

**

10

\$500

Exit, Battery

50%

2033

**

10

\$100

Exterior Lighting

HID

40%

2033

**

10

Incandescent

10%

2023

\$1,300

2

No Component

50%

Alarm

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

Alarm

Security System

No Component

90%

Generic

10%

2023

\$1,300

1

\$200

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

Location : Throughout

Explanation : Cameras Observed

Fire/Smoke Detection

No Component

90%

Generic, Analog

10%

2036

**

1-3

\$300

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

Location : Throughout

Explanation : Smoke Detectors With Sounding Bases Observed

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

Heating

Energy Source

Natural Gas

100%

2048

**

1

Conversion Equipment

Hot Water Boiler

100%

2026

\$30,100

1

\$2,000

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

Location : Basement Boiler Room

Explanation : 1 Unit- Hart And Grousse - 120,000 Btu/hr

Distribution

Hot Wtr Piping/Pump

100%

2036

**

4

\$300

Terminal Devices

Convactor/Radiator

100%

2033

**

1

\$1,300

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

Location : Perimeter Walls

Explanation : Cast Iron Baseboard Radiators

Air Conditioning

Energy Source

Electricity

100%

2036

**

1

Conversion Equipment

Window/Wall Unit

70%

2023

\$5,700

1

No Component

30%

Ventilation

Distribution

Ductwork/Diffusers

10%

LIFE

**

2-5

\$200

No Component

90%

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Asset # : 14322

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
	Exhaust Fans							
	Roof	5%			2028	\$300	2	
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Side Of Building</i>					
			<i>Explanation : Kitchen Exhaust Is Ducted Out Of The Building And Up To An Exhaust Fan On Roof</i>					
	Wall Unit	5%			2028	\$100	2	
	No Component	90%						
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2038	**	1	
	Water Heater							
	Gas Fired	100%			2027	\$2,400	2	\$100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 1 Unit A.O. Smith Capacity 40 Gallons, Installed 2 Years Ago.</i>					
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Backflow Preventer							
	Generic	100%			2028	\$1,000	1	\$300
	Fixtures							
	Generic	100%						
Fire Suppression								
	Chemical System							
	Generic	100%			2023	\$26,700	1-3	\$4,000

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

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

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

Print Date : 19-Sep-2018

DIV. OF YOUTH & FAMILY JUSTICE - FY 2019

Asset Name : CROSSROADS JUVENILE DETENTION CENTER
Address : 17 BRISTOL ST. AT PITKIN AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DJJ0002.000 / 4382 **Yr Built/Renovated** : 1998 / 2010
Area Sq Ft : 125,000 **Project Type** : JUVENILE JUSTICE
Date of Survey : 18-Jul-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 3498 **Lot** : 8 **BIN** : 3378202

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$3,111,200	\$268,900
Interior Architecture	\$933,400	\$994,000
Electrical		\$2,890,400
Mechanical	\$269,500	\$1,636,800
Total	\$4,314,000	\$5,790,200
Importance Code A	\$3,111,200	\$437,800
Importance Code B	\$1,048,600	\$5,352,400
Importance Code C	\$154,300	
Total	\$4,314,000	\$5,790,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$99,100			
Interior Architecture	\$122,700		\$10,100	\$9,100
Electrical	\$44,200	\$10,100	\$13,000	\$9,900
Mechanical	\$40,000	\$14,500	\$51,200	\$19,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$313,900	\$32,400	\$82,200	\$46,300
Importance Code A	\$132,800	\$6,200	\$6,500	\$6,200
Importance Code B	\$143,900	\$26,300	\$75,700	\$40,200
Importance Code C	\$37,200			
Total	\$313,900	\$32,400	\$82,200	\$46,300



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

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

Asset # : 4382

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	0-2	\$33,700	LIFE	**	5	\$91,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	25%	Now	\$89,700	LIFE	**	5	\$29,100	
<i>Efflorescence, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium, Throughout</i>								
Masonry: Brick	55%			LIFE	**	5	\$64,100	
Metal Panel	5%	Now	\$2,100	2047	**	5	\$10,900	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	5%	Now	\$30,300	2040	**	5	\$12,700	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Metal/Detention Type	100%	Now	\$1,402,900	2037	**	5	\$31,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 4382

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	75%	Now	\$283,800	LIFE	**	5	\$84,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$11,500	2047	**	5	\$1,400	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Rail	10%	0-2	\$4,000	2032	**	5	\$10,400	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	10%	0-2	\$5,300	LIFE	**	5	\$9,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium</i>								
Roof								
Built-Up (BUR)	60%	Now	\$1,110,000	2037	**			
<i>Alligatoring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal, Corrugated	30%	Now	\$36,100	2040	**	1		
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Gymnasium</i>								
Metal Panel	5%			2040	**	10	\$12,200	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Above Balconies</i>								
<i>Explanation : Perforated Metal Screen</i>								
Skylight, Plastic	5%	Now	\$188,700	2032	**	1		
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset # : 4382

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$17,200	LIFE	**	5	\$35,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	20%	Now	\$128,100	2036	**	5	\$16,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%	Now	\$23,700	2040	**	5	\$6,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Sheet Vinyl/Rubber	10%	Now	\$24,500	2032	**	5	\$12,100	
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Traffic Topping	10%			2027	\$205,000	5	\$20,200	
Vinyl Tile	45%	Now	\$252,900	2027	\$632,200	3	\$27,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%	Now	\$36,600	2036	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	40%	0-2	\$117,700	LIFE	**	5	\$20,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	5%	Now	\$10,000	LIFE	**	5	\$4,900	
<i>Glazing Broken/Cracked, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	40%	Now	\$22,000	LIFE	**	5	\$31,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	5%	Now	\$5,300	LIFE	**	5	\$1,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Bathrooms</i>								
<i>Explanation : Epoxy Finish</i>								

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Estimates are rounded to the nearest hundred dollars.

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

Asset # : 4382

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	5%	Now	\$20,000	2040	**	5	\$5,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%			LIFE	**	5	\$2,500	
Exposed Struc: Steel	10%	Now	\$348,000	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	60%	0-2	\$50,100	LIFE	**	5	\$121,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	15%			LIFE	**	5	\$30,400	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2037	**	5	\$700	
Switchgear / Switchboard								
Air Circuit Breaker	100%			2037	**	5	\$700	
Raceway								
Conduit	100%			2037	**	1		
Panelboards								
Fused Disc Sw	5%			2035	**	5	\$100	
Molded Case Bkrs	95%			2035	**	5	\$3,100	
Wiring								
Thermoplastic	100%			2037	**	1		
Motor Controllers								
Locally Mounted	10%			2032	**	5	\$100	
Motor Control Center	90%			2032	**	5	\$3,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	**	1	\$38,500	
Generators								
Diesel	100%			2030	**	1	\$48,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room Outside</i>								
<i>Explanation : One 120 Kva Detroit Diesel</i>								
Batteries								
Nickel Cadmium	100%			2020		5	\$27,900	

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

Asset # : 4382

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2035	**	5	\$11,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room Outside</i>								
<i>Explanation : One 100 Gallon Tank</i>								
Main Tank	50%			2042	**	5	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 6500 Gallon Tank</i>								
Lighting								
Interior Lighting								
Fluorescent	50%			2027	\$1,048,600	10	\$57,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Lobby And Inmates Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Lobby And Inmates Room</i>								
<i>Explanation : Lihgting Covers Recommended To Replace Into Clear Glass To Get More Brighter</i>								
Fluorescent	10%			2027	\$209,700	10	\$11,500	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Fluorescent	40%			2027	\$838,900	10	\$45,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Lighting Covers Are Recommended To Replace Into Clear Glass To Get More Brighter</i>								
Egress Lighting								
Emergency, Service	60%			2027	\$37,700	1		
Exit, LED	40%			2042	**	1		
Exterior Lighting								
HID	100%			2027	\$481,800	10	\$400	
Alarm								
Security System								
No Component	90%							
Generic	7%			2027	\$27,000	1	\$3,300	
Generic	3%	Now	\$11,600	2037	**	1	\$1,300	
<i>Cameras Damaged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Some On Outside And Inside Of The Building</i>								
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2027	\$132,100	1-3	\$7,700	

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

Asset # : 4382

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	70%			2047	**	1		
Interruptible Gas/Dual Fuel	30%			2047	**	1		
		<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Boiler Room, Under Ground Vault</i>						
		<i>Explanation : Gas Service Cannot Be Interrupted</i>						
		<i>1 8,000 Gallon Tank</i>						
<hr/>								
Conversion Equipment								
Furnace	60%			2027	\$168,800	1	\$37,100	
		<i>Other Observation, Extent : Light, Area Affected : 60%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 12 Roof Top Package Units</i>						
Furnace	10%	Now	\$28,100	2037	**	1	\$5,600	
		<i>Abandoned in Place, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : 1 Roof Top Unit For The Gymnasium, Roof</i>						
Hot Water Boiler	30%			2032	**	1	\$18,500	
		<i>Other Observation, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Dual Fuel Hot Water Boilers</i>						
<hr/>								
Distribution								
Hot Wtr Piping/Pump	30%			2043	**	4	\$1,800	
No Component	70%							
<hr/>								
Terminal Devices								
Convactor/Radiator	25%			2032	**	1	\$10,100	
Unit Heater - Steam	5%			2027	\$21,400	4	\$600	
No Component	70%							
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
<hr/>								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	80%	Now	\$119,700	2027	\$1,196,800	2	\$4,900	
		<i>Other Observation, Extent : Light, Area Affected : 80%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : R-22 Refrigerant. Inefficient And Defective Units.</i>						
No Component	20%							
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$110,100	LIFE	**	2-5	\$69,700	
		<i>Insul. Deteriorating, Extent : Severe, Area Affected : 15%</i>						
		<i>Location : Roof</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Several Field Modifications Have Been Made To Correct Air Flow</i>						

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

Asset # : 4382

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Ventilation								
	Exhaust Fans							
	Roof	100%	Now	\$39,700	2027	\$198,400	2	\$3,100
<i>Not in Service, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Roof</i>								
<i>Explanation : Urgent Exhaust Fans Repair Is Required Since Building Is Enclosed, Air Ventilation Relies On Exhaust Fans.</i>								
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2047	**	1	
	Water Heater							
	Gas Fired	100%			2026	\$72,900	2	\$1,800
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : There Are 2 Hot Water Heaters And 4 Storage Tanks.</i>								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2027	\$18,200	4	\$2,600
	Sewage Ejector(s)							
	Electric	100%			2027	\$34,400	4	\$5,000
	Fixtures							
	Generic	100%						
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Facility</i>								
<i>Explanation : Ceramic Fixtures Not Appropriate For Detention Center Use - Too Easily Damaged</i>								
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (Freight) Basement To 3rd Floor, (Passenger) 1st To 3rd Floor</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								
	Sprinkler							
	Generic	100%			2037	**	1-2	\$35,000
	Fire Pump							
	Generic	100%			2030	**	1	\$23,300

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

Asset # : 4382

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Chemical System							
	Generic	100%			2022	\$26,700	1-3	\$3,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Kitchen</i> <i>Explanation : 2 Sets</i>								

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

Print Date : 19-Sep-2018

DIV. OF YOUTH & FAMILY JUSTICE - FY 2019

Asset Name : HORIZON JUVENILE DETENTION CENTER
Address : 560 BROOK AVENUE @WESTCHESTER AVE.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DJJ0003.000 / 4383 **Yr Built/Renovated** : 1997 /
Area Sq Ft : 100,000 **Project Type** : JUVENILE JUSTICE
Date of Survey : 05-Jul-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2276 **Lot** : 1 **BIN** : 2000133

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$755,100	\$204,500
Interior Architecture	\$336,800	\$514,600
Electrical		\$3,127,300
Mechanical	\$174,800	\$2,036,800
Total	\$1,266,700	\$5,883,300
Importance Code A	\$791,900	\$305,800
Importance Code B	\$427,300	\$5,529,800
Importance Code C	\$47,500	\$47,700
Total	\$1,266,700	\$5,883,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$107,100		\$43,800	
Interior Architecture	\$77,800			\$4,700
Electrical	\$55,000	\$17,000	\$18,600	\$15,200
Mechanical	\$63,900	\$16,700	\$50,000	\$22,200
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$311,700	\$41,600	\$120,300	\$49,900
Importance Code A	\$122,800	\$4,900	\$49,000	\$4,900
Importance Code B	\$167,600	\$36,700	\$71,300	\$45,000
Importance Code C	\$21,300			
Total	\$311,700	\$41,600	\$120,300	\$49,900



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	60%			LIFE	**	5	\$56,600	
<i>Efflorescence, Extent : Light, Area Affected : 5%</i>								
<i>Location : Perimeter Wall Along Westchester Avenue</i>								
Masonry: Brick	5%	Now	\$29,000	LIFE	**	5	\$4,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room C107</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Room C107</i>								
Metal Sect. OHD	5%			2040	**	5	\$14,700	
Metal: Cage/Fence	4%			2032	**	5	\$16,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter Balconies</i>								
<i>Explanation : Perforated Panels</i>								
Metal: Cage/Fence	1%			2032	**	5	\$4,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Enclosed Sally Port</i>								
Pre-Cast Concrete	20%	0-2	\$31,800	LIFE	**	5	\$61,300	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corners Of Front Facade Main Entrance</i>								
Window Wall	5%			2047	**	5	\$17,700	
Windows								
Metal/Detention Type	98%	0-2	\$531,800	2047	**	5	\$23,900	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Second Floor Windows</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Plexi Replaced On First Floor Only</i>								
<i>Explanation : Steel Frames With High Strength Plexiglass Glazing</i>								
Metal Louvers	2%			2030	**	10	\$1,700	

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HORIZON JUVENILE DETENTION CENTER
Asset # : 4383

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	10%	Now	\$4,800	LIFE	**	5	\$1,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Staff Terrace</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Staff Terrace Into Hall Below</i>								
Metal: Cage/Fence	10%	4+	\$1,700	2040	**	5	\$5,300	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 15%</i>								
<i>Location : Pitch Pockets</i>								
Pre-Cast Concrete	80%	2-4	\$23,800	LIFE	**	5	\$82,000	
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Right Angle Corners Throughout</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Right Angle Corners Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cornice Caps</i>								
Roof								
Built-Up (BUR)	60%	0-2	\$223,300	2032	**			
<i>Debris Present, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Around Rooftop Units Adn Various Roof Drains</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Wall Abutting Gymnasium</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Y-elevator Shaft, Above O.c.f.s.</i>								
Cast in Place Concrete	5%	Now	\$900	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : At Staff Terrace</i>								
Metal, Corrugated	20%	0-2	\$6,000	2040	**	1		
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Gymnasium</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Gymnasium</i>								
<i>Explanation : Standing Seam Roof</i>								
Metal Panel	10%			2032	**	10	\$24,600	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Above Balconies</i>								
<i>Explanation : Perforated Metal Screens</i>								
Skylight, Plastic	5%			2040	**	1		
Interior								

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HORIZON JUVENILE DETENTION CENTER
Asset # : 4383

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$23,900	LIFE	**	5	\$16,400	
<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement Mechanical Rooms - Ejector Pump, Boiler Room</i>								
Ceramic Tile	25%	Now	\$148,300	2036	**	5	\$18,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Bathrooms</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout Bathrooms</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Mold Issues In Bathrooms - Improper Venting</i>								
Panel/Paver: Cer/Brk	45%			2043	**	5	\$151,900	
Vinyl Tile	25%	Now	\$65,100	2027	\$325,400	3	\$14,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement Corridor, Laundry Room, Loading Dock</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Interior Walls								
Cast in Place Concrete	3%			LIFE	**			
Concrete Masonry Unit	30%	Now	\$47,500	LIFE	**	5	\$16,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair R Bulkhead</i>								
Glass: Special Gauge	10%			LIFE	**	1		
Gypsum Board	52%	0-2	\$15,400	LIFE	**	5	\$43,500	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gypsum Board Walls Are Not Impact Resistant And Are Susceptible To Constant Damage From Inmates</i>								
Gypsum Board	5%	Now	\$5,900	LIFE	**	5	\$4,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : C107, H Hold Showers</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : C107, H Hold Showers</i>								
Ceilings								
AcousTileConcealSpLn	15%			2040	**	5	\$28,100	
AcousTileSusp.Lay-In	5%	Now	\$18,600	2032	**	5	\$3,700	
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Admissions Offices From H Hold Shower Above</i>								
Exposed Concrete	20%			LIFE	**	5	\$4,700	
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	35%			LIFE	**	5	\$65,600	
Metal Panel	15%			LIFE	**	5	\$28,100	

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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Air Circuit Breaker	100%			2037	**	5	\$500
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- Main Service Switches (Siemens Power Breakers) Rated At 4000 Amperes Each.</i>								
Switchgear / Switchboard								
	Molded Case Bkrs	100%			2037	**	5	\$2,600
Raceway								
	Conduit	100%			2037	**	1	
Panelboards								
	Fused Disc Sw	10%			2035	**	5	\$200
	Molded Case Bkrs	90%			2035	**	5	\$2,400
Wiring								
	Thermoplastic	100%			2037	**	1	
Motor Controllers								
	Locally Mounted	20%			2032	**	5	\$100
	Motor Control Center	80%			2032	**	5	\$2,200
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,500
Stand-by Power								
Transfer Switches								
	Automatic	100%			2032	**	1	\$30,800
Generators								
	Diesel	100%			2030	**	1	\$38,700
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Emergency Generator Rated At 1200kw</i>								
Batteries								
	Lead/Acid	100%			2020	\$1,500	5	\$3,700
Fuel Storage								
	Day Tank	50%			2035	**	5	\$9,300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
	Main Tank	50%			2042	**	5	\$1,500
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 8000 Gallons</i>								
Lighting								

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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	10%			2027	\$167,800	10	\$9,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	70%			2027	\$1,174,400	10	\$64,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2027	\$335,500	10	\$18,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Dorms</i>								
Egress Lighting								
Emergency, Service	40%			2027	\$20,100	1		
Emergency, Battery	10%			2027	\$13,800	10	\$2,400	
Exit, LED	30%			2042	* *	1		
Exit, Service	20%			2027	\$6,800	1		
Exterior Lighting								
HID	30%			2027	\$115,600	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	30%							
Generic	60%			2027	\$185,300	1	\$22,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Dorms Outside</i>								
<i>Explanation : CCTV Surveillance</i>								
Generic	10%	Now	\$30,900	2037	* *	1	\$3,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Hallways And Dorms</i>								
<i>Explanation : Approximately 30 Cameras Are Not Functioning</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2027	\$1,057,000	1-3	\$61,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Horns And Strobe Lights</i>								

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

Heating

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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	50%			2047	**	1		
Interruptible Gas/Dual Fuel	50%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Buried In Court Yard</i>								
<i>Explanation : One 8000 Gallon Oil Tank</i>								
Conversion Equipment								
Furnace	45%			2027	\$101,300	1	\$22,300	
Furnace	5%	Now	\$11,300	2037	**	1	\$2,200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof, Gymnasium Packaged Roof Top Air Conditioning Unit Has Multiple Mechanical Defects</i>								
Hot Water Boiler	45%			2032	**	1	\$22,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Hot Water Boiler	5%	0-2	\$36,800	2047	**	1	\$2,200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room, Boiler Burner Control Panels Will Not Switch Fuel Source Automatically</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2043	**	4	\$4,900	
Terminal Devices								
Air Handler	40%			2027	\$537,700	1	\$24,700	
Convactor/Radiator	20%	0-2	\$102,300	2047	**	1	\$5,800	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout, Defective Building Automation System, Defective Room Thermostats, Defective Climate Control Compressor And Air Dryers</i>								
Convactor/Radiator	40%			2032	**	1	\$12,900	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%	Now	\$23,900	2027	\$1,196,800	2	\$4,900	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 1%</i>								
<i>Location : AC Units</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Packaged Rooftop Gas Fired Air Conditioning Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$55,800	

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Roof	40%			2027	\$63,500	2	\$1,200	
Roof	10%	Now	\$15,900	2037	**	2	\$200	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof, Multiple Mechanical And / Or Electrical Defects</i>								
Roof	50%			2027	\$79,400	2	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : This Component Is Already Accounted For Under The Cooling Section Of This Report</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	95%			2047	**	1		
Brass/Copper	5%	0-2	\$35,600	2057	**	1		
<i>Damaged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Ruptured Underground Supply Water Pipe To Court Yard Water Fountain</i>								
Water Heater								
Gas Fired	100%			2025	\$58,300	2	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Two Gas Fired Hot Water Heaters</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Level</i>								
<i>Explanation : Newly Installed Macerator</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$14,600	4	\$2,100	
Sewage Ejector(s)								
Electric	100%			2027	\$27,500	4	\$4,000	
Backflow Preventer								
Generic	100%			2032	**	1	\$6,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Backflow Preventer Located On The First Floor</i>								
Fixtures								
Generic	100%							
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : All Toilet Rooms</i>								
<i>Explanation : Frequent Maintenance And Repair Of Plumbing Fixtures Is Required</i>								
Vertical Transport								

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HORIZON JUVENILE DETENTION CENTER**

Asset # : 4383

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Basement To 2nd Floor</i>					
			<i>Explanation : There Are 2 Hydraulic Elevators</i>					
Fire Suppression	Sprinkler							
	Generic	100%			2047		**	\$28,000
Fire Pump	Generic	100%			2036		**	\$18,700
Chemical System	Generic	100%			2022	\$26,700	1-3	\$3,700
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : Chemical Fire Suppression System In Kitchen</i>					

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