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



Maintenance \$ are aggregated over a 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 #: 14321

rchitecture	Current Repair	Future R	eplacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior						
Exterior Walls						
Masonry: Brick	70% Now \$16,300 Horizontal Cracks, Extent: Moderate, Location: South And West Facade Vertical Cracks, Extent: Moderate, Are Location: East Facade			5	\$5,300	
Pre-Cast Concrete	5% Now \$2,500 Int Mortar Miss/Erod, Extent : Modera Location : Window Sills	LIFE te, Area Affe	* * cted : 25%	5	\$1,200	
Stucco Cement	25% Now \$2,800 Vertical Cracks, Extent : Moderate, Are Location : West Facade	2041 ea Affected :	**	5	\$2,400	
Windows						
Aluminum	95% Now \$600 Unit Inoperable, Extent: Moderate, Ar. Location: Second Floor, Window Bod Other Observation, Extent: Moderate, Location: Throughout Explanation: Units Remain Locked T	arded Up Area Affected	d : 100%	5 poses	\$400	
Wood	5%	2027	\$1,100	5	\$400	
Parapets						
Cast Stone/Terra Cotta	7% Other Observation, Extent: Light, Area Location: Roof Explanation: Observed From Ground		* *	5	\$200	
Masonry: Brick	90% Other Observation, Extent: Light, Area Location: Roof Explanation: Observed From Ground		* *	5	\$400	
Pre-Cast Concrete	3% Other Observation, Extent: Light, Area Location: Roof Explanation: Observed From Ground		**	5	\$100	
Roof						
Asphalt Shingle Metal, Corrugated	15% 20% 0-2 \$2,500 Deformed/Dented, Extent : Moderate, A Location : Front Canopy	2031 2048 area Affected	* * * * : 50%	10	\$100	
Modified Bitumen	65% Other Observation, Extent: Light, Area Location: Roof Explanation: No Access, No Interior		**	10	\$1,800	

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 #: 14321

Architecture		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
nterior								
Floors								
Cast in Place Concrete	25%			LIFE	**	5	\$3,300	
Ceramic Tile	5%		Φ1 COO	2031	* *	5	\$300	
Vinyl Tile	30%		\$1,600	2033		3	\$700	
	_	Crumbling, : Second I	Extent : Moderate Floor	, Area Ą	ffected : 10%			
Wood	40%	2-4	\$8,200	2056	* *	5	\$2,300	
			Extent : Moderate, d Second Floors	Area Af	fected : 30%			
	-		: Moderate, Area d Second Floors	Affected	: 15%			
Interior Walls								
Cast in Place Concrete	15%			LIFE	* *			
Ceramic Tile	10%			2037	* *	5	\$800	
Gypsum Board	50%	Now	\$1,600	LIFE	* *	5	\$2,300	
	_	Crumbling, : Basemen	Extent : Severe, A	rea Affeo	cted : 5%			
			nt, Extent : Light, A or Basement Stair	rea Affe	cted : 2%			
	Water Pen		xtent : Severe, Are	a Affecte	d : 5%			
Wood	25%			LIFE	* *	5	\$7,600	
Ceilings							· · · · · · · · · · · · · · · · · · ·	
Exposed Struc: Wood	20%			LIFE	* *			
Gypsum Board	80%			LIFE	* *	5	\$6,100	
		place Evide : Basment	ent, Extent : Light,	Area Aff	ected : 2%			
ite Enclosure								
Fence/Gates								
Chain Link	100%			2038	* *			
		ervation, E 1 : Watson 1	xtent : Moderate, 1 Ave	Area Affe	ected : 50%			
	Explana	tion : Fenc	e Leaning					
ite Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
Parking/Driveway								
Asphalt	100%			2031	* *			
			xtent : Light, Area	Affected	!: 15%			
		: At Parki	-					
	Explana	tion : Cracı	king					

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

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 #: 14321

Electrical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2038	* *	5	\$100	
	Other Observation, Extent : Light, Area	Affected :	100%			
	Location: Basement	D.	. 6 1			
<u> </u>	Explanation: One 200 Amperes Main	Disconne	ct Switch			
Raceway	1000/	2029	* *	1		
Conduit Panelboards	100%	2038		1		
Molded Case Bkrs	100%	2036	* *	5	\$100	
Wiring	10076	2030		3	\$100	
Thermoplastic	100%	2038	* *	1		
Ground	10070	2038		1		
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
Generic	Other Observation, Extent : Light, Area		100%	5	Ψ100	
	Location: Basement	- 55				
	Explanation: Boiler Room					
Lighting	•					
Interior Lighting						
Fluorescent	80%	2033	* *	10	\$3,000	
	T-12 Lamps And Fixtures, Extent : Ligh Location : Throughout	t, Area Afj	fected : 100%			
Incandescent	20%	2023	\$4,300	2		
Egress Lighting	2070	2023	ψ 1,200			
Emergency, Battery	50%	2033	* *	10	\$500	
Exit, Battery	50%	2028	\$3,000	10	\$100	
Exterior Lighting			· ,		<u> </u>	
HID	40%	2033	* *	10		
Incandescent	10%	2023	\$1,300	2		
No Component	50%					
Alarm						
Security System						
No Component	80%					
Generic	20%	2028	\$2,500	1	\$300	
Fire/Smoke Detection						
No Component	80%					
Generic, Analog	20%	2028	\$8,600	1-3	\$500	
	Other Observation, Extent : Light, Area	Affected :	10%			
	Location: Throughout		_			
	Explanation: Smoke Detectors With S	ounding E	Bases			

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

Heating

Maintenance \$ are aggregated over a 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 #: 14321

Mechanical		Current Repair	Future Replacement Mainten			aintenance	
System Component Type	% of Total	Fail Date Estimate (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating			•				
Energy Source							
Natural Gas	100%		2048	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2033	**	1	\$2,000	
		ervation, Extent : Lig	-	: 100%			
		: Basement Boiler R		120 000 Ptu/hm			
Distribution	Ехріанан	ion: 1 Unit, Hart An	a Grousse Corp.	- 120,000 Biu/iii			
Hot Wtr Piping/Pump	100%		2036	* *	4	\$300	
Terminal Devices	10070		2030			Ψ300	
Convector/Radiator	100%		2033	* *	1	\$1,300	
		ervation, Extent : Lig		: 100%		* y=	
	Location	: Perimeter Walls					
	Explanati	on : Cast Iron Basel	oard Radiators				
Air Conditioning							
Energy Source							
Electricity	100%		2036	* *	1		
Conversion Equipment	(00/		2022	¢4.000			
Window/Wall Unit	60% 40%		2023	\$4,900	1		
No Component Ventilation	40%						
Distribution							
Distribution Ductwork/Diffusers	10%		LIFE	* *	2-5	\$200	
No Component	90%		EII E		2 3	Ψ200	
Exhaust Fans							
Wall Unit	5%	Now	2028	\$100	2		
	Malfunctio	ning, Extent : Moder	ate, Area Affecte	d: 10%			
	Location	: Second Floor Bath	room, Defective I	Exhaust Fan			
		ervation, Extent : Lig	ht, Area Affected	: 10%			
		: 2nd Floor					
		on : Bathroom Only					
No Component	95%						
Plumbing							
H/C Water Piping	1000/		2020	* *	1		
Brass/Copper	100%		2038	~ ^	1		
Water Heater Gas Fired	100%		2023	\$2.400	2	\$100	
Gas Fired		ervation, Extent : Lig		\$2,400	2	\$100	
		: Vation, Extent . Lig : Basement Boiler R		. 100/0			
		ion : 40 Gallon Rhee					
Sanitary Piping	p **********************************						
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						

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

Print Date: 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



Maintenance \$ are aggregated over a 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 #: 14322

chitecture	Current R	Repair	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							
Exterior Walls							
Masonry: Brick	70% Now Corrosion/Rusting, Ex Location: Window I Diagonal Cracks, Ext Location: East Face Horizontal Cracks, Ex Location: West Face Jnt Mortar Miss/Erod Location: East Face	Lintels, East Faca ent : Moderate, Ai ade xtent : Moderate, A rade l, Extent : Moderai	de rea Affect Area Affec	ed : 5% cted : 5%	5	\$5,300	
Pre-Cast Concrete	5% Now Jnt Mortar Miss/Erod	\$2,500 I, Extent : Moderat	LIFE te, Area A	* * Affected : 25%	5	\$1,200	
	Location: Window S	Sills					
Stucco Cement	25% 2-4 Cracking/Crumbling, Location: West Fac	_	2041 ea Affecte	* * d : 5%	5	\$2,400	
Windows							
Aluminum	95% Other Observation, E. Location : Through	out			5	\$700	
	Explanation: Units	Remain Locked Ti					
Wood	5%		2027	\$1,100	5	\$400	
Parapets Cast Stone/Terra Cotta	7% Other Observation, E. Location : Roof Explanation : Obser			**: 100%	5	\$200	
Maganny Driels	90%	vea From Ground	LIFE	* *	5	\$400	
Masonry: Brick	Other Observation, E. Location: Roof Explanation: Obser	_	Affected		3	\$400	
Pre-Cast Concrete	3% Other Observation, E. Location: Roof Explanation: Obser	xtent : Light, Area	LIFE Affected	**	5	\$100	
Roof							
Asphalt Shingle Metal, Corrugated	15% 5% 0-2 Deformed/Dented, Ex		2031 2048 rea Affec	* * * * ted : 50%	10 1	\$100	
Modified Bitumen	Location: Front Ca 80% Other Observation, E.		2033 Affected	**	10	\$2,200	

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 #: 14322

	Current	Popoir	Entere	a Banlasement		aintananaa	
		-	Futur	e Replacement		aintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
•							
25%			LIFE	* *	5	\$3,300	
			2031	* *		\$300	
Cracking/C Location Uneven Su Location	: Through bstrate, Ex : 3rd Floo	Extent : Moderate out tent : Severe, Area r Sloped, 2nd Floo	, Area Aj Affectea r Kitchei	! : 30% 1 Depressed	3	\$1,000	
Location Split/Crace	: First And ked, Extent	l Second Floors : Moderate, Area			5	\$1,400	
			LIFE a Affecte	* * d : 5%			
5%			2037	* *	5	\$400	
55%			LIFE	* *	5	\$2,500	
25%			LIFE	* *	5	\$7,600	
Broken/Mi Location Cracking/O Location	ssing Elem : Basemen Crumbling, : Basemen	t Extent : Moderate t	, Area Aj	ffected : 10%	5	\$500	
			, Area A	ijeciea . 576			
	-		LIFE LIFE oderate,	* * * * Area Affected : 5%	5	\$5,700	
Location Water Pen	: First Flo etration, E.	or, Bad Craftsman xtent : Moderate, A	ship				
100%			2038	* *			
	25% 5% 45% Cracking/CLocation Uneven Su Location 25% Deteriorat Location Split/Crack Location 5% 55% 25% 15% Broken/Mi Location Cracking/CLocation 10% 75% Punct/Teat Location Recent Rep Location Water Pen Location	25% 5% 45% 0-2 Cracking/Crumbling, Location: Through Uneven Substrate, Ex Location: Through Uneven Substrate First And 25% 2-4 Deteriorated Finish, Location: First And Split/Cracked, Extent Location: First And 15% Vertical Cracks, Exte Location: Basemen 5% 55% 25% 15% Now Broken/Missing Elem Location: Basemen Cracking/Crumbling, Location: Basemen Staining/Discoloring, Location: Basemen 10% 75% 0-2 Punct/Tear/Impact De Location: Through Recent Repair Eviden Location: First Flo Water Penetration, E. Location: First Flo	25% 5% 45% 0-2 \$7,200 Cracking/Crumbling, Extent: Moderate Location: Throughout Uneven Substrate, Extent: Severe, Area Location: Througout 25% 2-4 \$5,100 Deteriorated Finish, Extent: Moderate, Location: First And Second Floors Split/Cracked, Extent: Moderate, Area Location: First And Second Floors 15% Vertical Cracks, Extent: Moderate, Area Location: Basement 5% 55% 25% 15% Now \$7,600 Broken/Missing Elements, Extent: Moderate Location: Basement Cracking/Crumbling, Extent: Moderate Location: Basement Staining/Discoloring, Extent: Moderate Location: Basement 10% 75% 0-2 \$4,700 Punct/Tear/Impact Damage, Extent: Moderate, Accation: Throughout Recent Repair Evident, Extent: Light, A Location: First Floor, Bad Craftsman Water Penetration, Extent: Moderate, Accation: First Floor At Repair Area	25% LIFE 5% 2031 45% 0-2 \$7,200 2028 Cracking/Crumbling, Extent: Moderate, Area Affected Location: Throughout Uneven Substrate, Extent: Severe, Area Affected Location: Throughout 25% 2-4 \$5,100 2056 Deteriorated Finish, Extent: Moderate, Area Affected Location: First And Second Floors Split/Cracked, Extent: Moderate, Area Affected Location: First And Second Floors 15% LIFE Vertical Cracks, Extent: Moderate, Area Affected Location: Basement 5% 2037 55% LIFE 15% Now \$7,600 2048 Broken/Missing Elements, Extent: Moderate, Area Affected Location: Basement Cracking/Crumbling, Extent: Moderate, Area Affected Location: Basement Cracking/Crumbling, Extent: Moderate, Area Affected Location: Basement Location: Basement Location: Basement Cracking/Crumbling, Extent: Moderate, Area Affected Location: Basement Location: Basement 10% LIFE Punct/Tear/Impact Damage, Extent: Moderate, Area Affected Location: Throughout Recent Repair Evident, Extent: Light, Area Affected Location: First Floor, Bad Craftsmanship Water Penetration, Extent: Moderate, Area Affected Location: First Floor At Repair Area	25% LIFE ** 5% 2031 ** 45% 0-2 \$7,200 2028 \$23,800 Cracking/Crumbling, Extent: Moderate, Area Affected: 25% Location: Throughout Uneven Substrate, Extent: Severe, Area Affected: 30% Location: 3rd Floor Sloped, 2nd Floor Kitchen Depressed Worn/Eroded, Extent: Moderate, Area Affected: 25% Location: Througout 25% 2-4 \$5,100 2056 ** Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: First And Second Floors Split/Cracked, Extent: Moderate, Area Affected: 15% Location: First And Second Floors 15% LIFE ** Vertical Cracks, Extent: Moderate, Area Affected: 5% Location: Basement 5% 2037 ** LIFE ** 15% Now \$7,600 2048 ** Broken/Missing Elements, Extent: Moderate, Area Affected: 10% Location: Basement Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Basement 10% \$7,600 2048 ** LIFE ** 15% Now \$7,600 2048 ** Broken/Missing Elements, Extent: Moderate, Area Affected: 10% Location: Basement Staining/Discoloring, Extent: Moderate, Area Affected: 5% Location: Basement 10% LIFE ** 75% 0-2 \$4,700 LIFE ** Punct/Tear/Impact Damage, Extent: Moderate, Area Affected: 5% Location: Throughout Recent Repair Evident, Extent: Light, Area Affected: 2% Location: First Floor, Bad Craftsmanship Water Penetration, Extent: Moderate, Area Affected: 2% Location: First Floor At Repair Area	25% LIFE ** 5 5% 2031 ** 5 45% 0-2 \$7,200 2028 \$23,800 3 Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : 3rd Floor Sloped, 2nd Floor Kitchen Depressed Worn/Eroded, Extent : Moderate, Area Affected : 25% Location : Througout 25% 2-4 \$5,100 2056 ** 5 Deteriorated Finish, Extent : Moderate, Area Affected : 50% Location : First And Second Floors Split/Cracked, Extent : Moderate, Area Affected : 15% Location : Basement 5% 2037 ** 5 55% LIFE ** 5 LIFE ** 5 15% Now \$7,600 2048 ** 5 Broken/Missing Elements, Extent : Moderate, Area Affected : 10% Location : Basement Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Basement Location : Basement Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Basement Location : Basement LIFE ** 5 LOCATION: Basement Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Basement Location : Basement Location : Basement Location : First Floor, Extent : Moderate, Area Affected : 5% Location : First Floor, Bad Craftsmanship Water Penetration, Extent : Light, Area Affected : 2% Location : First Floor At Repair Area Location : First Floor At Repair Area	Soft Fail Date Estimated Cost FY Estimated Cost Cycle Cy

Maintenance \$ are aggregated over a 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 #: 14322

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

Site Pavements

Parking/Driveway

Asphalt 100% 2031 **

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

Location : At Parking Area Explanation : Cracking

Electrical	Currer	nt Repair	Futur	e Replacement	M	laintenance		
System Component Type	% of Fail Da Total (Years	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%		2038	* *	5			
		, Extent : Light, Area	Affected	l : 100%				
	Location : Basen							
	Explanation : Or	ne 200 Amperes Main	Disconn	ect 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		
		, Extent : Light, Area	Affected	! : 50%				
	Location : Basen							
	Explanation : Bo	nding Cable Across V	Vater Me	eter Is Missing				
Lighting								
Interior Lighting								
Fluorescent	100%		2033	* *	10	\$3,700		
		, Extent : Light, Area	Affected	! : 100%				
	Location: Throu	_						
	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

Maintenance \$ are aggregated over a 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 #: 14322

Electrical		Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Security System							
No Component	90%						
Generic	10%		2023	\$1,300	1	\$200	
	Other Obse	ervation, Extent : Light, Ared	a Affected	! : 100%			
	Location	: Throughout					
	Explanat	ion : Cameras Observed					
Fire/Smoke Detection							
No Component	90%						
Generic, Analog	10%		2036	* *	1-3	\$300	
_	Other Obse	ervation, Extent : Light, Ared	a Affected	! : 100%			
	Location	: Throughout					
	Explanat	ion : Smoke Detectors With S	Sounding	Bases Observed			

Mechanical	Curren	t Repair	Future Replacement		M		
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Natural Gas	100%		2048	* *	1		
Conversion Equipment	10070		2040				
Hot Water Boiler	100%		2026	\$30,100	1	\$2,000	
1101 11 4101 201101		Extent : Light, Area			-	Ψ=,000	
	Location : Basem		55				
	Explanation: 1 U	nit- Hart And Grous	se - 120,	000 Btu/hr			
Distribution							
Hot Wtr Piping/Pump	100%		2036	* *	4	\$300	
Terminal Devices							
Convector/Radiator	100%		2033	* *	1	\$1,300	
	Other Observation,	${\it Extent: Light, Area}$	Affected	: 100%			
	Location : Perim	eter Walls					
	Explanation : Ca	st Iron Baseboard Ra	diators				
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%						

Maintenance \$ are aggregated over a 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 #: 14322

Mechanical	Current Repair	Future R	eplacement	M				
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Ventilation								
Exhaust Fans								
Roof	5%	2028	\$300	2				
	Other Observation, Extent: I	Light, Area Affected : 10	0%					
	Location : Side Of Building							
	Explanation : Kitchen Exha On Roof	ust Is Ducted Out Of T	he Building And	d Up To	An Exhaust Fan			
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			
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement Boiler Room							
	Explanation: 1 Unit A.O. S	mith Capacity 40 Galle	ons, Installed 2	Years Ag	до.			
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			

Maintenance \$ are aggregated over a 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: 12

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

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



Maintenance \$ are aggregated over a 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 #: 4382

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Exterior Walls	100/		***			_	004.000		
Cast Stone/Terra Cotta	10%		\$33,700	LIFE	**	5	\$91,000		
	_	Crumbung, : Through	Extent : Light, Are	га Ајјеси	ea : 10%				
			Extent : Moderate	. Area A	ffected : 15%				
		: Through		,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Masonry: Brick	25%	Now	\$89,700	LIFE	* *	5	\$29,100		
,	Effloresce	nce, Extent	: Moderate, Area	Affected	: 30%				
		: Through							
		l Cracks, E : Through	xtent : Moderate, A out	rea Affe	cted : 5%				
		racks, Exte	nt : Severe, Area A out	ffected :	5%				
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 10%				
	Location	: Gymnasi	um, Throughout						
Masonry: Brick	55%			LIFE	* *	5	\$64,100		
Metal Panel		Now	\$2,100	2047	* *	5	\$10,900		
	-	Deformed/Dented, Extent : Light, Area Affected : 10%							
		: Through							
Metal: Cage/Fence		Now	\$30,300	2040	* *	5	\$12,700		
		_	xtent : Light, Area	Affected	: 10%				
	Location : Throughout Deformed/Dented, Extent : Light, Area Affected : 20%								
	-	: Through	-	Аујестеа	: 20%				
Windows									
Metal/Detention Type		Now	\$1,402,900	2037	**	5	\$31,500		
		ted Finish, : Through	Extent : Moderate,	Area Afj	rectea : 40%				
			oui ked, Extent : Mode	rate Ar	pa Affected · 60%				
		: Through		ruie, Art	u njjecieu . 00/0				

Maintenance \$ are aggregated over a 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 #: 4382

Architecture	Current Repair Fu	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	r Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior						
Parapets						
Cast Stone/Terra Cotta	75% Now \$283,800 LIF		5	\$84,800		
	Jnt Mortar Miss/Erod, Extent: Moderate, Are	a Affected : 20%				
	Location: Throughout Water Penetration, Extent: Moderate, Area A	ffected : 20%				
	Location: Throughout	jjecieu . 2070				
Metal Panel	5% Now \$11,500 204	7 **	5	\$1,400		
wetai Fanei	Deformed/Dented, Extent : Moderate, Area Aj		3	\$1,400		
	Location: Throughout	,				
	Water Penetration, Extent : Moderate, Area A	ffected : 20%				
	Location: Throughout					
Metal Rail	10% 0-2 \$4,000 203	2 **	5	\$10,400		
	Corrosion/Rusting, Extent: Light, Area Affect	ed : 10%				
	Location : Throughout					
Pre-Cast Concrete	10% 0-2 \$5,300 LIF		5	\$9,200		
	Water Penetration, Extent : Moderate, Area A	ffected : 10%				
D 0	Location : Gymnasium					
Roof Built-Up (BUR)	60% Now \$1,110,000 203	7 **				
Bunt-Op (BOK)	Alligatoring, Extent: Moderate, Area Affected					
	Location: Throughout					
	Ponding, Extent : Moderate, Area Affected : I	0%				
	Location: Throughout					
	Vegetation Growth, Extent: Moderate, Area A	Affected : 20%				
	Location: Throughout					
	Water Penetration, Extent: Moderate, Area A	ffected : 10%				
	Location: Throughout	0 44.44				
Metal, Corrugated	30% Now \$36,100 204 Water Penetration, Extent: Moderate, Area A		1			
	Location: Over Gymnasium	ijeciea . 20%				
Metal Panel	5% 204	0 **	10	\$12,200		
wietai i anei	Corrosion/Rusting, Extent : Light, Area Affect		10	\$12,200		
	Location: Throughout					
	Other Observation, Extent : Light, Area Affect	ed : 100%				
	Location: Above Balconies					
	Explanation : Perforated Metal Screen					
Skylight, Plastic	5% Now \$188,700 203		1			
	Glazing Broken/Cracked, Extent: Moderate, A	Area Affected : 40%				
	Location : Throughout					

Interior

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

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

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

Asset #: 4382

Architecture	Current	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
nterior							
Floors	400/ 37	44-400			_	*** ***	
Cast in Place Concrete	10% Now Cracking/Crumbling Location: Through		LIFE , Area Aj	* * ffected : 15%	5	\$35,400	
Ceramic Tile	20% Now Cracking/Crumbling Location: Through		2036 , Area Aj	* * ffected : 20%	5	\$16,200	
Quarry Tile	5% Now Cracking/Crumbling Location: Through		2040 ea Affecte	* * ed : 10%	5	\$6,100	
Sheet Vinyl/Rubber	10% Now Worn/Eroded, Exten Location: Through		2032 cted : 109	* *	5	\$12,100	
Traffic Topping	10%		2027	\$205,000	5	\$20,200	
Vinyl Tile	45% Now Cracking/Crumbling Location: Through Worn/Eroded, Exten Location: Through	out t : Moderate, Area .	-	-	3	\$27,300	
Interior Walls	Zocanon : Through						
Cast in Place Concrete	5%		LIFE	* *			
Ceramic Tile	5% Now	\$36,600	2036	* *	5	\$3,200	
	Cracking/Crumbling Location : Through	, Extent : Light, Are		ed : 30%	-	, , , , , , , , , , , , , , , , , , , 	
Concrete Masonry Unit	40% 0-2	\$117,700	LIFE	* *	5	\$20,800	
	Cracking/Crumbling Location : Through	_	ea Affecto	ed : 20%			
Glass: Single Pane	5% Now Glazing Broken/Crac Location: Through	_	LIFE , Area A <u>f</u>	* * fected : 20%	5	\$4,900	
Gypsum Board	40% Now Cracking/Crumbling Location: Through		LIFE , Area Aj	* * ffected : 10%	5	\$31,200	
Plaster	5% Now Other Observation, I Location : Through Explanation : Epox	nout Bathrooms	LIFE Area Affe	* * ected : 100%	5	\$1,900	

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 #: 4382

Architecture		Current R	epair	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								
AcousTileConcealSpLn	5%	Now	\$20,000	2040	* *	5	\$5,100	
	Cracking/0	Crumbling,	Extent : Moderate	, Area Aj	ffected : 30%			
	Location	: Througho	put					
Exposed Concrete	10%			LIFE	* *	5	\$2,500	
Exposed Struc: Steel	10%	Now	\$348,000	LIFE	* *			
_	Water Pen	etration, Ex	tent : Light, Area	Affected	: 20%			
	Location	: Througho	out					
Gypsum Board	60%	0-2	\$50,100	LIFE	* *	5	\$121,400	
71	Cracking/Crumbling, Extent: Moderate, Area Affected: 30%							
	Location: Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
		: Througho		00				
Metal Panel	15%			LIFE	* *	5	\$30,400	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
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		
	Other Obs	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location	a : Generator Room Outside						
	Explana	tion : One 120 Kva Detroit Di	esel					
Batteries								
Nickel Cadmium	100%		2020	\$1,500	5	\$27,900		

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 #: 4382

Electrical	Current Repair	Futui	e Replacement	Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
Stand-by Power								
Fuel Storage								
Day Tank	50%	2035	* *	5	\$11,600			
	Other Observation, Extent: Moderate, A	Area Affe	ected : 100%					
	Location: Generator Room Outside							
	Explanation: One 100 Gallon Tank							
Main Tank	50%	2042	**	5	\$1,800			
	Other Observation, Extent: Moderate, A	Area Affe	ected : 100%					
	Location: Basement							
i alatin a	Explanation: One 6500 Gallon Tank							
ighting Interior Lighting								
Fluorescent	50%	2027	\$1,048,600	10	\$57,300			
110010000110	Compact Fluorescent Light, Extent : Mo				φε τ,ε σ σ			
	Location : Hallways, Lobby And Inma							
	Other Observation, Extent : Moderate, A	Area Affe	ected : 100%					
	Location : Hallways, Lobby And Inma							
	Explanation : Lingting Covers Recom	nended '	To Replace Into Cle	ear Glass	s To Get More			
	Brighter		•					
Fluorescent	10%	2027	\$209,700	10	\$11,500			
	T-5 Lamps And Fixtures, Extent: Mode.	rate, Are	a Affected : 100%					
	Location : Offices							
Fluorescent	40%	2027	\$838,900	10	\$45,900			
	T-8 Lamps And Fixtures, Extent: Mode.	rate, Are	a Affected : 100%					
	Location : Throughout The Building							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation: Lighting Covers Are Red	commend	led To Replace Into	o Clear (Glass To Get More			
- <u></u>	Brighter							
Egress Lighting	6007	2025	#25 5 00					
Emergency, Service	60%	2027	\$37,700	l				
E ' LED								
Exit, LED	40%	2042		1				
Exterior Lighting				10	¢400			
Exterior Lighting HID	100%	2042	\$481,800	10	\$400			
Exterior Lighting HID Alarm				10	\$400			
Exterior Lighting HID Alarm Security System	100%			10	\$400			
Exterior Lighting HID Alarm Security System No Component	100%	2027	\$481,800					
Exterior Lighting HID Alarm Security System No Component Generic	90% 7%	2027		1	\$3,300			
Exterior Lighting HID Alarm Security System No Component	90% 7% 3% Now \$11,600	2027 2027 2037	\$481,800 \$27,000 * *					
Exterior Lighting HID Alarm Security System No Component Generic	100% 90% 7% 3% Now \$11,600 Cameras Damaged, Extent: Severe, Are	2027 2027 2037 ea Affect	\$481,800 \$27,000 * *	1	\$3,300			
Exterior Lighting HID Alarm Security System No Component Generic Generic	90% 7% 3% Now \$11,600	2027 2027 2037 ea Affect	\$481,800 \$27,000 * *	1	\$3,300			
Exterior Lighting HID Alarm Security System No Component Generic	100% 90% 7% 3% Now \$11,600 Cameras Damaged, Extent: Severe, Are	2027 2027 2037 ea Affect	\$481,800 \$27,000 * *	1	\$3,300			

Maintenance \$ are aggregated over a 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 #: 4382

Mechanical		Current Repair Future Replacement Maintenance				aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	70%			2047	* *	1		
Interruptible Gas/Dual Fuel	30%			2047	* *	1		
	Other Obs	ervation, E	Extent : Moderate, 1	Area Affe	ected : 30%			
	Location	: Boiler R	oom, Under Groun	d Vault				
			Service Cannot Be	Interrupt	ted			
Conversion Equipment	1 8,000	Gallon Tan	K					
Furnace	60%			2027	\$168,800	1	\$37,100	
Turnace		ervation F	Extent : Light, Area			1	\$57,100	
	Location		210111 . 218111, 111001	Пусстей	. 0070			
		9	oof Top Package U	nits				
Furnace		Now	\$28,100	2037	* *	1	\$5,600	
1 umaec			Extent : Severe, A		ted : 10%	1	ψ5,000	
			op Unit For The G					
Hot Water Boiler	30%			2032	**	1	\$18,500	
Hot water Boller		ervation F	Extent : Light, Area		1 · 30%	1	\$10,500	
		: Basemen		Пусстей	. 2070			
			al Fuel Hot Water	Boilers				
Distribution								
Hot Wtr Piping/Pump	30%			2043	* *	4	\$1,800	
No Component	70%							
Terminal Devices								
Convector/Radiator	25%			2032	* *	1	\$10,100	
Unit Heater - Steam	5%			2027	\$21,400	4	\$600	
No Component	70%							
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment	000/	3.7	#110 5 00	2025	#1 107 000	2	0.4.000	
Ext Pkg Unit -	80%	Now	\$119,700	2027	\$1,196,800	2	\$4,900	
Heating/Cooling	Othan Oh	amustian E	Sytant Light Ango	Affaatad	1. 200/			
	Location		Extent : Light, Area	Ајјестеи	. 00/0			
		-	Refrigerant. Ineffi	ciont And	l Defective Units			
No Common and		non . K-22	Kejrigeruni. Inejji	ieni Ana	i Dejective Oniis.			
No Component	20%							
Ventilation Distribution								
Distribution Ductwork/Diffusers	100%	Now	\$110,100	LIFE	* *	2-5	\$69,700	
Ductwork/Diffusers			Extent : Severe, Ai		ted · 15%	2-3	\$09,700	
	Location		Zancini . Severe, III	- a 1 1				
		-	Extent : Moderate, 1	Area Affa	ected : 20%			
		: Basemen						
			 al Field Modificat					

Maintenance \$ are aggregated over a 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 #: 4382

Mechanical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Exhaust Fans						
Roof	100% Now \$3 Not in Service, Extent: Severe, Location: Roof Other Observation, Extent: Se Location: Roof			2	\$3,100	
	Explanation: Urgent Exhaus		uired Since Bui	lding Is I	Enclosed, Air	
Plumbing H/C Water Piping	Ventilation Relies On Exhaus	t Fans.				
Brass/Copper	100%	2047	* *	1		
Water Heater	10070	2017		*		
Gas Fired	100% Recent Installation, Extent: Li	2026 ght, Area Affected : 1	\$72,900 00%	2	\$1,800	
	Location: Basement		000/			
	Other Observation, Extent: Lig	ght, Area Affected : 10	00%			
	Location: Basement	. 177	4.6. 77			
C 't D' '	Explanation: There Are 2 Ho	ot Water Heaters And	4 Storage Tani	KS.		
Sanitary Piping Cast Iron	100%	I IEE	* *	1		
Storm Drain Piping	100%	LIFE		1		
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	10070	LII L				
Non-Submersible	100%	2027	\$18,200	4	\$2,600	
Sewage Ejector(s)			+ -,		7 /	
Electric	100%	2027	\$34,400	4	\$5,000	
Fixtures					·	
Generic	100% Other Observation, Extent : Se Location : Throughout Facili Explanation : Ceramic Fixtur Damaged	ty		Center Us	re - Too Easily	
Vertical Transport	5					
Elevators						
Hydraulic	100% Other Observation, Extent: Lig Location: (Freight) Basemen Explanation: Two Units			3rd Floo	r	
Fire Suppression						
Sprinkler						
Generic	100%	2037	* *	1-2	\$35,000	
Fire Pump	1000/		ale di		0.22.20	
Generic	100%	2030	* *	1	\$23,300	

Maintenance \$ are aggregated over a 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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DIV. OF YOUTH & FAMILY JUSTICE - 130 CROSSROADS JUVENILE DETENTION CENTER

Asset #: 4382

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
Fire Suppression				
Chemical System				
Generic	100%	2022 \$26,700) 1-3 \$3,700	
	Other Observation, Extent : Light, Are	ea Affected : 100%		
	Location: Kitchen			
	Explanation: 2 Sets			

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

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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



Maintenance \$ are aggregated over a 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 #: 4383

Architecture	Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior						
Exterior Walls	6007		* *	_	4.5 < < < <	
Masonry: Brick	60%	LIFE	• •	5	\$56,600	
	Efflorescence, Extent : Light Location : Perimeter Wal					
M D 1-			**	-	¢4.700	
Masonry: Brick	5% Now Jnt Mortar Miss/Erod, Exte	+ -)		5	\$4,700	
	Location: Room C107	ni . Moderdie, Area I	Affeciea . 576			
	Water Penetration, Extent:	Severe, Area Affecte	ed: 10%			
	Location : Room C107	20,000,111,000,113,100,000				
Metal Sect. OHD	5%	2040	* *	5	\$14,700	
Metal: Cage/Fence	4%	2032	* *	5	\$16,500	
8	Other Observation, Extent .	Light, Area Affected	l : 100%		* -)	
	Location : Perimeter Balo	conies				
	Explanation: Perforated	Panels				
Metal: Cage/Fence	1%	2032	* *	5	\$4,100	
	Other Observation, Extent	Light, Area Affected	l : 100%			
	Location: South Facade					
	Explanation : Enclosed Se					
Pre-Cast Concrete	20% 0-2	\$31,800 LIFE	* *	5	\$61,300	
	Staining/Discoloring, Exter Location: Throughout	nt : Light, Area Affect	ted : 10%			
	Vertical Cracks, Extent : M	oderate, Area Affecte	ed : 5%			
	Location: Corners Of Fro	ont Facade Main Ent	rance			
Window Wall	5%	2047	* *	5	\$17,700	
Windows						
Metal/Detention Type		\$531,800 2047	* *	5	\$23,900	
	Deteriorated Finish, Extent		fected : 50%			
	Location : Second Floor		. 1 500/			
	Other Observation, Extent . Location : Plexi Replaced					
	Explanation : Steel Frame	-		a		
Metal Louvers	2%	2030	* * *	10	\$1,700	
Wietai Louvers	<i>Δ</i> 70	2030		10	\$1,700	

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

Asset #: 4383

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

Interior

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

Asset #: 4383

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Floors						_	*	
Cast in Place Concrete		d, Extent	\$23,900 : Severe, Area Affa t Mechanical Roon		* * 0% tor Pump, Boiler R	5 Room	\$16,400	
Ceramic Tile	25%	Now	\$148,300	2036	* *	5	\$18,700	
	Broken/Miss Location :	ing Elem Through		erate, Ar	rea Affected : 10%		4-0,,00	
	Location : Caulking De	Througho teriorate	out Bathrooms d, Extent : Severe, ues In Bathrooms :	Area Aff	fected : 15%			
D 1/D C /D 1		wioia issi	ies in Buintooms -		**		Φ1.7.1 OOO	
Panel/Paver: Cer/Brk	45%	N.T.	Φ <i>C</i> 7 100	2043		5	\$151,900	
Vinyl Tile	Location:	ing Elem Basemen	\$65,100 ents, Extent: Seve t Corridor, Laund	ry Room,	Loading Dock	3	\$14,100	
	Location:		: Moderate, Area . t	Ајјестей	. 1370			
Interior Walls								
Cast in Place Concrete	3%			LIFE	* *			
Concrete Masonry Unit			\$47,500 xtent : Moderate, A ulkhead	LIFE Area Affe	* * ected : 5%	5	\$16,700	
Glass: Special Gauge	10%			LIFE	* *	1		
Gypsum Board	52%	0-2	\$15,400	LIFE	* *	5	\$43,500	
· ·	Punct/Tear/I Location :	-	_	oderate,	Area Affected : 5%	ó	·	
	Location : Explanatio	Throughe n : Gypsi	ım Board Walls Ai		ected : 40% apact Resistant And	l Are Sus	ceptible To	
C D1	5%		rom Inmates	LIEE	* *	5	£4.200	
Gypsum Board	Cracking/Cr	rumbling,	\$5,900 Extent : Severe, A Hold Showers	LIFE rea Affec		3	\$4,200	
			xtent : Severe, Are Hold Showers	a Affecte	d : 20%			
Ceilings								
AcousTileConcealSpLn	15%		.	2040	* *	5	\$28,100	
AcousTileSusp.Lay-In		ration, E.	\$18,600 xtent : Severe, Are ns Offices From H			5	\$3,700	
E 10 .		ı ıumıssı0	ns Offices From D		**	-	Φ.4. 7 0.0	
Exposed Concrete	20%			LIFE	* *	5	\$4,700	
Exposed Struc: Steel	10%			LIFE	* *	-	0.00	
Gypsum Board	35%			LIFE	* *	5	\$65,600	
Metal Panel	15%			LIFE	- · · · ·	5	\$28,100	

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Asset #: 4383

Electrical	Current Repair	Future Replac	ement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2037	* *	5	\$500	
	Other Observation, Extent: M	'oderate, Area Affected : 10	0%			
	Location: Electrical Room					
	Explanation : 4- Main Service	ce Switches (Siemens Power	Breakers) Rated 1	At 4000 Amperes	
Switchgear / Switchboard	Each.					
Molded Case Bkrs	100%	2037	* *	5	\$2,600	
	10078	2037		3	\$2,000	
Raceway Conduit	100%	2037	* *	1		
Panelboards	10070	2037		1		
Fused Disc Sw	10%	2035	* *	5	\$200	
Molded Case Bkrs	90%	2035	* *	5	\$2,400	
Wiring	9070	2033			\$2,400	
Thermoplastic	100%	2037	* *	1		
Motor Controllers	10070	2037		1		
Locally Mounted	20%	2032	* *	5	\$100	
Motor Control Center	80%	2032	* *	5	\$2,200	
Ground	0070	2032			Ψ2,200	
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	
	Other Observation, Extent : M	oderate, Area Affected : 10	0%			
	Location : Outside					
	Explanation : Emergency Ge	enerator Rated At 1200kw				
Batteries						
Lead/Acid	100%	2020	\$1,500	5	\$3,700	
Fuel Storage						
Day Tank	50%	2035	* *	5	\$9,300	
	Other Observation, Extent: M	'oderate, Area Affected : 10	0%			
	Location: Generator Room					
	Explanation: 275 Gallons R	• •				
Main Tank	50%	2042	* *	5	\$1,500	
	Other Observation, Extent : M	'oderate, Area Affected : 10	0%			
	Location: Underground					
Lighting	Explanation: 8000 Gallons					

Lighting

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

Asset #: 4383

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	10%	2027	\$167,800	10	\$9,200	
	Other Observation, Extent : Light, Area	a Affected	: 100%			
	Location : Hallways					
	Explanation: T-5 Lamps					
Fluorescent	70%	2027	\$1,174,400	10	\$64,200	
	Other Observation, Extent : Light, Area	a Affected	: 100%			
	Location: Throughout The Building					
	Explanation: T-8 Lamps					
Fluorescent	20%	2027	\$335,500	10	\$18,300	
	Compact Fluorescent Light, Extent : M	oderate, A	Area Affected : 100	0%		
	Location: Hallways And Dorms					
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	2007					
No Component	30%		***			
Generic	60%	2027	\$185,300	1	\$22,400	
	Other Observation, Extent: Moderate,		cted : 100%			
	Location: Hallways And Dorms Outs	side				
	Explanation: CCTV Surveillance					
Generic	10% Now \$30,900	2037	* *	1	\$3,400	
	Other Observation, Extent: Severe, Ar	ea Affecte	d : 100%			
	Location: Hallways And Dorms					
	Explanation: Approximately 30 Cam	eras Are l	Not Functioning			
Fire/Smoke Detection	1000/	• • • =	64.0= 655			
Generic, Digital	100%	2027	\$1,057,000	1-3	\$61,600	
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%			
	Location: Throughout The Building					
	Explanation: Strobe Lights, Alarm B	ells, Manı	ıal Pull Stations, H	Horns An	d Strobe Lights	

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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

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

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

Asset #: 4383

Mechanical		Current F	Repair	Futu	re Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	50%			2047	* *	1		
Interruptible Gas/Dual Fuel	50%			2037	* *	1		
	Other Obse	rvation, E.	xtent : Light, Area	Affected	l : 100%			
	Location	: Buried In	Court Yard					
	Explanati	on : One 8	3000 Gallon Oil To	ınk				
Conversion Equipment								
Furnace	45%			2027	\$101,300	1	\$22,300	
Furnace		Now	\$11,300	2037	* *	1	\$2,200	
	-	_	ıt : Moderate, Are					
				d Roof T	op Air Conditionin	g Unit H	as Multiple	
TT - TT - D - 11		al Defects		2022	* *		#22.200	
Hot Water Boiler	45%			2032		1	\$22,300	
			xtent : Light, Area	Affected	l : 100%			
		: Boiler Ro						
		on: 2 Uni						
Hot Water Boiler	5%	0-2	\$36,800	2047	* *	1	\$2,200	
	-	_	ıt : Moderate, Are					
				iler Burn	er Control Panels	Will Not	Switch Fuel	
D'at 'lat'	Source Ai	utomatical	<u>ly</u>					
Distribution	100%			2043	* *	4	\$4,000	
Hot Wtr Piping/Pump Terminal Devices	100%			2043		4	\$4,900	
	400/			2027	¢527 700	1	¢24.700	
Air Handler	40%	0.2	¢102 200	2027	\$537,700 * *	l 1	\$24,700	
Convector/Radiator	20%	0-2	\$102,300	2047		1	\$5,800	
	-	_	it : Severe, Area A		100% omation System, D	of a atima	D	
					omation System, D ressor And Air Dry		Koom	
Convector/Radiator	40%	uis, Dejeci	ive Cilmate Contr	2032	**	1	\$12,900	
Air Conditioning	4070			2032		1	\$12,900	
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment	10070			2043		1		
Ext Pkg Unit -	100%	Now	\$23,900	2027	\$1,196,800	2	\$4,900	
Heating/Cooling	10070	NOW	\$23,900	2027	\$1,190,000	2	\$4,900	
Treating/Cooming	R-22 Refrie	erant Ext	ent : Light, Area A	ffected ·	1%			
		: AC Units	_	yyeereu .	-, 0			
			xtent : Light, Area	Affected	1 · 100%			
	Location		шт. Елдін, ліен	11/Jecieu	. 100/0			
		-	aged Roofton Gas	Fired Air	r Conditioning Uni	ts		
Ventilation	ьлринин	on . I uck	1804 Roojiop Gas	. неи Ап	Conditioning Onl	1.0		
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$55,800	
Ductwork/Diffusels	100/0			בו וו		2-3	Ψ22,000	

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Asset #: 4383

Mechanical	Current Repair	Future Replacement	N	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimated Co FY	Cycle (Yrs)	Estimated Cost	Priority
Ventilation					
Exhaust Fans					
Roof	40%	2027 \$63,50		\$1,200	
Roof	10% Now \$15,900	0 2037	* 2	\$200	
	Malfunctioning, Extent : Severe, Area Location : Roof, Multiple Mechanic	==	cts		
Roof	50% Other Observation, Extent: Light, And Location: Roof			\$1,500	
	Explanation : This Component Is A This Report	lready Accounted For Unde	er The Coo	ling Section Of	
Plumbing	-				
H/C Water Piping					
Brass/Copper	95%	2047	* 1		
Brass/Copper	5% 0-2 \$35,600	0 2037	* 1		
	Damaged, Extent : Severe, Area Affe				
	Location : Ruptured Underground .	Supply Water Pipe To Cour	t Yard Wat	ter Fountain	
Water Heater					
Gas Fired	100%	2025 \$58,30	0 2	\$1,500	
	Other Observation, Extent : Moderat	e, Area Affected : 100%			
	Location: Boiler Room	T T			
	Explanation : Two Gas Fired Hot V	Vater Heaters			
Sanitary Piping	1000/	TIEE *	v 1		
Cast Iron	100%	LILL	* 1		
	Other Observation, Extent : Moderat Location : Basement Level	е, Агеа Аffестеа : 5%			
C4 David Diving	Explanation : Newly Installed Mace	eraior			
Storm Drain Piping Cast Iron	100%	LIFE *	* 1		
Sump Pump(s)	10076	LIFE	1		
Non-Submersible	100%	2027 \$14,60	0 4	\$2,100	
	10076	2027 \$14,00	0 4	\$2,100	
Sewage Ejector(s) Electric	100%	2027 \$27,50	0 4	\$4,000	
Backflow Preventer	10076	2021 \$21,30	0 4	\$4,000	
Generic	100%	2032 *	* 1	\$6,100	
Generic	Other Observation, Extent : Light, And Location : First Floor		1	\$0,100	
	Explanation : Backflow Preventer I	Located On The First Floor			
Fixtures	Suprament. Budgett Freehold				
Generic	100%				
o the live	Other Observation, Extent : Moderat	e, Area Affected : 10%			
	Location : All Toilet Rooms	, JJ			
	Explanation : Frequent Maintenand	ce And Renair Of Plumbing	Fixtures Is	s Required	

Vertical Transport

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

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Asset #: 4383

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

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