

Print Date : 22-Oct-2012

ADMIN. FOR CHILDREN'S SERVICES - FY 2013

Asset Name : ALONZO DAUGHTRY DAY CARE CENTER
Address : 333 SECOND STREET BTWN: 4 AVE., 5 AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : ACS0002.000 / 13412 **Yr Built/Renovated** : 2000 /
Area Sq Ft : 11,200 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 21-Jun-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 969 **Lot** : 52 **BIN** : 3346912

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$88,200	
Total	\$88,200	
Priority A	\$88,200	
Total	\$88,200	

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture		\$7,600		
Interior Architecture		\$6,600	\$1,500	\$2,500
Electrical	\$900	\$1,100	\$900	\$9,300
Mechanical	\$700	\$900	\$1,400	\$900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$5,500	\$20,100	\$7,700	\$16,700
Priority A		\$7,600		
Priority B	\$5,500	\$10,900	\$6,200	\$14,200
Priority C		\$1,600	\$1,500	\$2,500
Total	\$5,500	\$20,100	\$7,700	\$16,700



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

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

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

ADMIN. FOR CHILDREN'S SERVICES - 068
ALONZO DAUGHTRY DAY CARE CENTER
Asset # : 13412

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	93%			LIFE	**	5	\$15,400	A
Masonry: Granite	2%			LIFE	**	5	\$200	A
Pre-Cast Concrete	5%			LIFE	**	5	\$2,700	A
Windows								
Aluminum	100%			2038	**	5	\$2,400	A
Parapets								
Concrete Masonry Unit	47%			LIFE	**	5	\$1,800	A
Masonry: Brick	50%			LIFE	**	5	\$1,700	A
Pre-Cast Concrete	3%			LIFE	**	5	\$600	A
Roof								
Metal Panel	25%			2035	**	10	\$7,600	A
Modified Bitumen	75%	0-2	\$88,200	2032	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Boiler Room On Second Floor, Room 203</i>								
Interior								
Floors								
Ceramic Tile	5%			2031	**	5	\$700	C
Quarry Tile	5%			2035	**	5	\$1,000	C
Sheet Vinyl/Rubber	25%			2027	**	5	\$5,000	C
Vinyl Tile	65%			2027	**	3	\$3,300	C
Interior Walls								
Ceramic Tile	10%			2031	**	5	\$2,400	C
Concrete Masonry Unit	5%			LIFE	**	5	\$500	C
Gypsum Board	85%			LIFE	**	5	\$12,400	C
Ceilings								
AcousTileSusp.Lay-In	75%			2035	**	5	\$10,000	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 203 And Boiler Room On Second Floor</i>								
Gypsum Board	25%			LIFE	**	5	\$4,200	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Stair</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2042	**	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 800 Amperes</i>								

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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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ADMIN. FOR CHILDREN'S SERVICES - 068
ALONZO DAUGHTRY DAY CARE CENTER
Asset # : 13412

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2042	**	5		B
Raceway								
Conduit	100%			2042	**	1		B
Panelboards								
Fused Disc Sw	2%			2038	**	5		B
Molded Case Bkrs	98%			2038	**	5	\$200	B
Wiring								
Thermoplastic	100%			2042	**	1		B
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	B
Lighting								
Interior Lighting								
Fluorescent	100%			2027	**	10	\$8,400	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-8 Lamps</i>					
Egress Lighting								
Exit, LED	100%			2050	**	1		B
Exterior Lighting								
HID	100%			2022		10	\$3,700	B
Alarm								
Security System								
Generic	100%			2027	**	1	\$3,400	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Intrusion Alarm System</i>					
Fire/Smoke Detection								
Generic	100%			2027	**	1-3	\$5,700	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors</i>					

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2048	**	1		B

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ADMIN. FOR CHILDREN'S SERVICES - 068
ALONZO DAUGHTRY DAY CARE CENTER
Asset # : 13412

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code		
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost	
Heating									
Conversion Equipment									
Furnace	80%			2027	**	1	\$3,600	B	
		<i>Other Observation, Extent : Light, Area Affected : 80%</i>							
		<i>Location : Roof</i>							
		<i>Explanation : 6 External Package Units</i>							
Hot Water Boiler	20%			2027	**	1	\$900	B	
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
		<i>Location : 2nd Floor Boiler Room</i>							
		<i>Explanation : 2 Units</i>							
Distribution									
Hot Wtr Piping/Pump	20%			2038	**	4	\$100	B	
No Component	80%							D	
Terminal Devices									
Convactor/Radiator	20%			2035	**	1	\$600	B	
No Component	80%							D	
Air Conditioning									
Energy Source									
Electricity	100%			2038	**	1		B	
Conversion Equipment									
Reciprocating	10%			2027	**	1	\$400	B	
Compr/Chiller									
Ext Pkg Unit - Heating/Cooling	90%			2027	**	2	\$500	B	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Roof</i>							
		<i>Explanation : 6 Package Units</i>							
Terminal Devices									
Direct Expansion	10%			2027	**	1		B	
No Component	90%							D	
Heat Rejection									
Remote Air Cond	10%			2027	**	2	\$600	B	
No Component	90%							D	
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,100	B	
Exhaust Fans									
Roof	100%			2027	**	2	\$300	B	
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2042	**	1		B	
Water Heater									
Gas Fired	100%			2020		2	\$2,400	\$100	B
Sanitary Piping									
Cast Iron	100%			LIFE	**	1		B	
Storm Drain Piping									
Cast Iron	100%			LIFE	**	1		B	

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ALONZO DAUGHTRY DAY CARE CENTER
Asset # : 13412

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Backflow Preventer								
Generic	100%			2027	* *	1	\$600	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1-2</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler								
No Component	95%							D
Generic	5%			2042	* *	1-2	\$100	B

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	65%	Now	\$30,700	LIFE	**	5	\$18,700	A
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal/Glass Curt Wall	20%	Now	\$20,600	LIFE	**	5	\$10,800	A
<i>Repairs in Progress, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$600	2042	**	5	\$2,700	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	10%			2035	**	5	\$12,600	A
Windows								
Aluminum	100%	4+	\$17,200	2038	**	5	\$3,700	A
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Concrete Masonry Unit	50%			LIFE	**	5	\$2,100	A
Masonry: Brick	45%			LIFE	**	5	\$1,700	A
Metal: Cage/Fence	5%	4+	\$300	2027	**	5	\$600	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	10%			2042	**	10	\$2,400	A
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	90%			2027	**	10	\$11,900	A
Interior								
Floors								
Ceramic Tile	5%			2031	**	5	\$900	C
Panel/Paver: Cer/Brk	5%			2038	**	5	\$2,000	C
Quarry Tile	5%			2035	**	5	\$1,400	C
Vinyl Tile	85%	Now	\$14,400	2027	**	3	\$5,800	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$1,900	C
Concrete Masonry Unit	20%			LIFE	**	5	\$3,000	C
Gypsum Board	20%			LIFE	**	5	\$4,500	C
SGFT/Glazed Masonry	55%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	70%			2035	**	5	\$12,700	B
Exposed Concrete	20%			LIFE	**	5	\$600	B
Metal Panel	10%			LIFE	**	5	\$2,300	B

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2042	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2042	**	5	\$400	B
Raceway								
Conduit	100%			2042	**	1		B
Panelboards								
Fused Disc Sw	10%			2038	**	5		B
Molded Case Bkrs	90%			2038	**	5	\$300	B
Wiring								
Thermoplastic	100%			2042	**	1		B
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	B
Lighting								
Interior Lighting								
Fluorescent	90%			2027	**	10	\$11,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2027	**	10	\$1,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And Hallway</i>								
<i>Explanation : T-5 Lamps</i>								
Egress Lighting								
Exit, Service	100%			2032	**	1		B
Exterior Lighting								
HID	100%			2027	**	10		B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2027	**	1	\$1,500	B
Fire/Smoke Detection								
No Component	30%							D
Generic	70%			2027	**	1-3	\$5,800	B

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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2042	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2035	**	1	\$6,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2030	**	4	\$1,000	B
Terminal Devices								
Air Handler	50%			2027	**	1	\$4,200	B
Convactor/Radiator	50%			2027	**	1	\$2,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2027	**	1	\$6,300	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	**	1	\$8,400	B
Heat Rejection								
Remote Air Cond	100%			2027	**	2	\$9,400	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,500	B
Exhaust Fans								
Interior	80%			2027	**	2	\$300	B
Roof	20%	Now	\$500	2022	\$2,400	2	\$100	B
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Kitchen Exhaust On Roof</i>								
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2035	**	1		B
Water Heater								
Gas Fired	100%			2020	\$3,500	2	\$200	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2022	\$10,100	4	\$2,000	B
Sewage Ejector(s)								
Compressed Air	100%			2032	**	4	\$1,300	B
Backflow Preventer								
Generic	100%			2022	\$1,500	1	\$800	B
Fixtures								
Generic	100%							B

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport Elevators								
Hydraulic	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Serves All Floors</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression Sprinkler								
Generic	100%			2042	* *	1-2	\$3,800	B

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Print Date : 22-Oct-2012

ADMIN. FOR CHILDREN'S SERVICES - FY 2013

Asset Name : CROSSROADS SHELTER ALPHA COTTAGE
Address : 1250 E. 229TH ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0049.010 / 54 **Yr Built/Renovated** : 1965 / 2001
Area Sq Ft : 4,000 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 20-Jun-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4905 **Lot** : 2 **BIN** : 2097408

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Interior Architecture			\$31,800
Total			\$31,800
Priority	C		\$31,800
Total			\$31,800

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$46,600			
Interior Architecture	\$14,200		\$400	\$200
Electrical	\$100	\$100	\$100	\$3,500
Mechanical	\$400	\$400	\$9,900	\$1,200
Total	\$61,300	\$500	\$10,400	\$4,900
Priority	A	\$46,600		
Priority	B	\$3,300	\$500	\$10,000
Priority	C	\$11,400		\$400
Total	\$61,300	\$500	\$10,400	\$4,900



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**ADMIN. FOR CHILDREN'S SERVICES - 068
CROSSROADS SHELTER ALPHA COTTAGE**

Asset # : 54

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	98%	Now	\$20,200	LIFE	* *	5	\$3,100	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : The Building Is Presently Vacant.</i>								
Slate Panels	2%	Now	\$3,700	LIFE	* *	5		A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
Windows								
Aluminum	100%			2038	* *	5	\$500	A
Parapets								
Masonry: Brick	95%			LIFE	* *	5	\$500	A
Masonry: Limestone	5%			LIFE	* *	5		A
Roof								
Modified Bitumen	100%	0-2	\$22,700	2032	* *			A
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$500	C
Vinyl Tile	70%			2022	\$31,800	3	\$1,300	C
Vinyl Tile	25%	0-2	\$11,400	2032	* *	3	\$500	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Interior Walls								
Concrete Masonry Unit	70%			LIFE	* *	5	\$1,400	C
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basaement</i>								
Plaster	30%			LIFE	* *	5	\$500	C
Ceilings								
AcousTile,Adhered	10%	Now	\$2,900	2042	* *	5	\$200	B
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Plaster	90%			LIFE	* *	5	\$2,700	B

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068
CROSSROADS SHELTER ALPHA COTTAGE**

Asset # : 54

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2042	**	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1 Electrical Service Rated @ 400 Amps</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2042	**	5		B
Raceway								
Conduit	100%			2042	**	1		B
Panelboards								
Molded Case Bkrs	100%			2038	**	5	\$100	B
Wiring								
Thermoplastic	100%			2042	**	1		B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5		B
Lighting								
Interior Lighting								
Fluorescent	100%			2027	**	10	\$3,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2027	**	10	\$400	B
Exit, Service	50%			2027	**	1		B
Exterior Lighting								
HID	100%			2027	**	10		B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2022	\$3,300	1	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Cctv Camera System</i>								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2022	\$11,300	1-3	\$600	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2032	**	1		B

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

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068
CROSSROADS SHELTER ALPHA COTTAGE**

Asset # : 54

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Conversion Equipment								
Hot Water Boiler	100%			2027	* *	1	\$1,600	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2030	* *	4	\$200	B
Terminal Devices								
Convactor/Radiator	100%			2027	* *	1	\$1,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	20%			2016	\$9,400	2		B
No Component	80%							D
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2	\$900	B
No Component	80%							D
Heat Rejection								
Remote Air Cond	20%			2017	\$900	2	\$500	B
No Component	80%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2022	\$10,900	1		B
Water Heater								
Gas Fired	100%			2020	\$800	2	\$100	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
Fire Suppression								
Sprinkler								
No Component	90%							D
Generic	10%			2022	\$4,200	1-2	\$100	B

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

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

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

Print Date : 22-Oct-2012

ADMIN. FOR CHILDREN'S SERVICES - FY 2013

Asset Name : CROSSROADS SHELTER MAIN BUILDING
Address : 1250 EAST 229TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0049.000 / 1947 **Yr Built/Renovated** : 1955 / 2002
Area Sq Ft : 37,482 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 20-Jun-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4905 **Lot** : 2 **BIN** : 2097408

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$92,200
Interior Architecture		\$41,400
Total		\$133,600
Priority A		\$92,200
Priority B		\$41,400
Total		\$133,600

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$25,300	\$1,400		
Interior Architecture		\$5,600	\$2,900	\$8,800
Electrical	\$3,600	\$4,500	\$4,800	\$27,700
Mechanical	\$2,700	\$2,200	\$4,700	\$2,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$35,600	\$17,600	\$16,300	\$42,500
Priority A	\$25,300	\$1,400		
Priority B	\$10,200	\$10,600	\$13,400	\$33,800
Priority C		\$5,600	\$2,900	\$8,800
Total	\$35,600	\$17,600	\$16,300	\$42,500



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

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

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

ADMIN. FOR CHILDREN'S SERVICES - 068
CROSSROADS SHELTER MAIN BUILDING
Asset # : 1947

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	3%	Now	\$6,900	LIFE	**	5	\$5,500	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Building Base</i>								
Masonry: Brick	92%			LIFE	**	5	\$33,400	A
Masonry: Limestone	2%			LIFE	**	5	\$500	A
Stucco Cement	3%			2035	**	5	\$2,700	A
Windows								
Aluminum	100%			2038	**	5	\$5,900	A
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$9,800	A
Masonry: Limestone	5%			LIFE	**	5	\$700	A
Roof								
Single Ply Membrane	98%	Now	\$18,400	2022	\$92,200			A
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Second Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 207a And Various Others</i>								
Skylight, Metal/Glass	2%			2042	**	10	\$1,800	A
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$4,300	C
Ceramic Tile	5%			2031	**	5	\$1,900	C
Quarry Tile	15%			2035	**	5	\$8,800	C
Sheet Vinyl/Rubber	30%			2027	**	5	\$17,500	C
Terrazzo	20%			LIFE	**	5	\$6,100	C
Vinyl Tile	25%			2027	**	3	\$3,700	C
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$3,800	C
Fiberglass Panel	40%			LIFE	**			C
Gypsum Board	55%			LIFE	**	5	\$24,800	C
Ceilings								
Gypsum Board	85%			LIFE	**	5	\$41,400	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 207a</i>								
Metal Panel	15%			LIFE	**	5	\$7,300	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2042	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1 Electrical Services Rated @ 3000 Amps</i>								

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Estimates are rounded to the nearest hundred dollars.

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ADMIN. FOR CHILDREN'S SERVICES - 068
CROSSROADS SHELTER MAIN BUILDING
Asset # : 1947

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2042	**	5	\$100	B
Raceway								
Conduit	100%			2042	**	1		B
Panelboards								
Fused Disc Sw	2%			2038	**	5		B
Molded Case Bkrs	98%			2038	**	5	\$800	B
Wiring								
Thermoplastic	100%			2042	**	1		B
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2035	**	1	\$9,500	B
Generators								
Diesel	100%			2031	**	1	\$11,900	B
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Outside The Building</i>				
				<i>Explanation : Diesel Generator Rated @ 100 Kw</i>				
Batteries								
Lead/Acid	100%			2016	\$600	5	\$1,100	B
Fuel Storage								
Main Tank	100%			2050	**	5	\$800	B
Lighting								
Interior Lighting								
Fluorescent	95%			2027	**	10	\$22,700	B
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
				<i>Explanation : T-8 Lamps</i>				
Fluorescent	3%			2027	**	10	\$700	B
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Hallways</i>				
				<i>Explanation : Compact Fluorescent Lights</i>				
Fluorescent	2%			2027	**	10	\$500	B
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Electrical And Mechanical Rooms</i>				
				<i>Explanation : T-12 Lamps</i>				
Egress Lighting								
Emergency, Service	50%			2027	**	1		B
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
				<i>Explanation : Emergency Lights Powered Thru The Generator Circuit</i>				
Exit, Service	50%			2027	**	1		B

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ADMIN. FOR CHILDREN'S SERVICES - 068
CROSSROADS SHELTER MAIN BUILDING
Asset # : 1947

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Exterior Lighting								
HID	100%			2027	**	10	\$100	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2025	**	5	\$300	B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2027	**	1	\$5,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside And Hallways</i>								
<i>Explanation : Cctv Camera System And Intrusion Alarm System</i>								
Fire/Smoke Detection								
No Component	50%							D
Generic	50%			2027	**	1-3	\$9,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Smoke Detector, Alarm Bells And Manual Pull Station</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Electricity	20%			2042	**	1		B
Natural Gas	80%			2042	**	1		B
Conversion Equipment								
Furnace	80%			2027	**	1	\$10,300	B
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Roof</i>								
<i>Explanation : 7 Roof Top Package Units</i>								
Radiant Heater	20%			2022	\$25,500	2	\$2,400	B
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Hallways</i>								
<i>Explanation : 11 Electric Radiants</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		B
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2027	**	2	\$1,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 7 Roof Top Package Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,500	B

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Estimates are rounded to the nearest hundred dollars.

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

ADMIN. FOR CHILDREN'S SERVICES - 068
CROSSROADS SHELTER MAIN BUILDING
Asset # : 1947

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Ventilation								
Exhaust Fans Roof	100%			2027	* *	2	\$800	B
Plumbing								
H/C Water Piping Brass/Copper	100%			2032	* *	1		B
Water Heater Gas Fired	100%			2020	\$6,700	2	\$400	B
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer Generic	100%			2030	* *	1	\$1,600	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators Hydraulic	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-2</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Sprinkler Generic	100%			2032	* *	1-2	\$7,300	B

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

Print Date : 22-Oct-2012

ADMIN. FOR CHILDREN'S SERVICES - FY 2013

Asset Name : CROSSROADS SHELTER OMEGA COTTAGE
Address : 1250 E. 229TH ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0049.020 / 30 **Yr Built/Renovated** : 1965 / 2001
Area Sq Ft : 4,000 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 20-Jun-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4905 **Lot** : 2 **BIN** : 2097408

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Interior Architecture			\$40,900
Total			\$40,900
Priority	C		\$40,900
Total			\$40,900

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$46,600			
Interior Architecture	\$800		\$800	
Electrical	\$100	\$100	\$100	\$100
Mechanical	\$800	\$400	\$9,900	\$2,100
Total	\$48,400	\$500	\$10,800	\$2,200
Priority	A	\$46,600		
Priority	B	\$1,700	\$500	\$10,000
Priority	C		\$800	\$2,200
Total	\$48,400	\$500	\$10,800	\$2,200



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

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

ADMIN. FOR CHILDREN'S SERVICES - 068
CROSSROADS SHELTER OMEGA COTTAGE
Asset # : 30

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	98%	Now	\$20,200	LIFE	**	5	\$3,100	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : The Building Is Presently Vacant.</i>								
Slate Panels	2%	Now	\$3,700	LIFE	**	5		A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
Windows								
Aluminum	100%			2038	**	5	\$500	A
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$500	A
Masonry: Limestone	5%			LIFE	**	5		A
Roof								
Modified Bitumen	100%	Now	\$22,700	2032	**			A
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$500	C
Ceramic Tile	5%			2031	**	5	\$200	C
Vinyl Tile	90%			2022		3	\$1,700	C
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$300	C
Concrete Masonry Unit	85%			LIFE	**	5	\$1,800	C
Plaster	10%			LIFE	**	5	\$200	C
Ceilings								
Plaster	90%			LIFE	**	5	\$2,700	B
Plaster	10%	Now	\$800	LIFE	**	5	\$300	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								

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

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.

ADMIN. FOR CHILDREN'S SERVICES - 068
CROSSROADS SHELTER OMEGA COTTAGE
Asset # : 30

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2032	**	5		B
Raceway								
Conduit	100%			2032	**	1		B
Panelboards								
Molded Case Bkrs	100%			2030	**	5	\$100	B
Wiring								
Thermoplastic	100%			2032	**	1		B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5		B
Lighting								
Interior Lighting								
Fluorescent	100%			2022	\$7,700	10	\$3,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T12 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2022	\$700	10	\$400	B
Exit, Service	50%			2022	\$300	1		B
Exterior Lighting								
HID	100%			2022	\$100	10		B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2022	\$3,300	1	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Cctv Camera System</i>								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2022	\$11,300	1-3	\$600	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2032	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2027	**	1	\$1,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2030	**	4	\$200	B

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

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068
CROSSROADS SHELTER OMEGA COTTAGE**

Asset # : 30

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convector/Radiator	100%			2020	\$34,300	1	\$1,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	20%	Now	\$500	2016	\$9,400	2		B
	<i>Not in Service, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Basement</i>							
No Component	80%							D
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2	\$900	B
No Component	80%							D
Heat Rejection								
Remote Air Cond	20%			2017	\$900	2	\$500	B
No Component	80%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	* *	1		B
Water Heater								
Gas Fired	100%			2017	\$800	2	\$100	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
Fire Suppression								
Sprinkler								
No Component	90%							D
Generic	10%			2022	\$4,200	1-2	\$100	B

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

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

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

Print Date : 22-Oct-2012

ADMIN. FOR CHILDREN'S SERVICES - FY 2013

Asset Name : GRAHAM WINDHAM CHILD CARE CENTER
Address : 1810 DAVIDSON AVENUE BTWN: WEST 176 ST., WEST 177 S
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : ACS0005.000 / 13415 **Yr Built/Renovated** : 1997 / 2010
Area Sq Ft : 17,761 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 28-Jun-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2861 **Lot** : 129 **BIN** : 2109470

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture			\$38,000
Electrical			\$295,400
Mechanical			\$106,700
Total			\$440,100
Priority A			\$38,000
Priority B			\$402,100
Total			\$440,100

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$5,200	\$11,000		\$3,100
Interior Architecture		\$16,500	\$1,400	
Electrical	\$1,100	\$1,300	\$1,400	\$1,500
Mechanical	\$1,400	\$2,300	\$2,400	\$1,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$11,700	\$35,100	\$9,100	\$9,500
Priority A	\$5,200	\$11,000		\$3,100
Priority B	\$6,500	\$19,400	\$7,700	\$6,500
Priority C		\$4,600	\$1,400	
Total	\$11,700	\$35,100	\$9,100	\$9,500



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

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

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

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

Architecture	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	93%			LIFE	**	5	\$21,600	A
Metal Panel	2%			2042	**	5-10	\$3,200	A
Window Wall	5%			2042	**	5	\$4,400	A
Windows								
Aluminum	95%			2038	**	5	\$2,900	A
Glass Block	5%			LIFE	**	5	\$100	A
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$2,600	A
Metal Rail	5%			2035	**	5-10	\$2,600	A
Pre-Cast Concrete	5%			LIFE	**	5	\$900	A
Roof								
Built-Up (BUR)	35%	Now	\$3,800	2022	\$38,000			A
<i>Gravel/Slag Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Second Floor</i>								
Metal Panel	25%			2035	**	10	\$9,400	A
Modified Bitumen	38%			2032	**	10	\$7,800	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over First Floor</i>								
Single Ply Membrane	2%	Now	\$1,400	2032	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Main Stair</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Main Stair</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Main Stair</i>								
<i>Explanation : Temporary Roof Membrane</i>								
Interior								
Floors								
Carpet	10%			2018	\$12,600	3	\$3,300	C
Cast in Place Concrete	5%			LIFE	**	5	\$2,400	C
Ceramic Tile	5%			2031	**	5	\$1,100	C
Quarry Tile	10%			2035	**	5	\$3,300	C
Vinyl Tile	70%			2027	**	3	\$5,700	C
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$1,700	C
Concrete Masonry Unit	10%			LIFE	**	5	\$1,400	C
Glass Block	3%			LIFE	**			C
Gypsum Board	82%			LIFE	**	5	\$16,600	C
Ceilings								
AcousTileConcealSpLn	75%			2035	**	5	\$20,400	B
AcousTileSusp.Lay-In	15%			2035	**	5	\$3,300	B
Gypsum Board	10%			LIFE	**	5	\$2,700	B

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

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
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%			2032	**	5	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Nameplate Ratings On The Service Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	**	5	\$400	B
Raceway								
Conduit	100%			2032	**	1		B
Panelboards								
Fused Disc Sw	5%			2030	**	5		B
Molded Case Bkrs	95%			2030	**	5	\$400	B
Wiring								
Thermoplastic	100%			2032	**	1		B
Motor Controllers								
Locally Mounted	100%			2027	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	B
Lighting								
Interior Lighting								
Fluorescent	80%			2022	\$102,300	10	\$10,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T- 8 Lamps</i>								
Fluorescent	10%			2022	\$12,800	10	\$1,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2022	\$12,800	10	\$1,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Cfl Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2022	\$2,900	10	\$1,800	B
Exit, Service	50%			2022	\$1,200	1		B
Exterior Lighting								
Fluorescent	20%			2022	\$2,600	10	\$300	B
HID	80%			2022	\$4,700	10		B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2022	\$24,500	1	\$2,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor And Hallways</i>								
<i>Explanation : Intrusion Alarm, (1) CCTV</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.

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

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

Alarm

Fire/Smoke Detection
Generic

100%	2022	\$167,500	1-3	\$9,000	B
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : 1st Floor
Explanation : Electronic Main Control Panel

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

Heating

Energy Source

Natural Gas

100%	2042	**	1		B
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Conversion Equipment

Furnace

60%	2022	\$11,900	1	\$4,300	B
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Other Observation, Extent : Light, Area Affected : 60%
Location : Roof
Explanation : 6 Roof Mounted Units

Hot Water Boiler

40%	2027	**	1	\$2,900	B
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Other Observation, Extent : Light, Area Affected : 40%
Location : Basement Boiler Room
Explanation : 1 Unit

Distribution

Hot Wtr Piping/Pump

40%	2038	**	4	\$400	B
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No Component

60%					D
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Terminal Devices

Convector/Radiator

40%	2035	**	1	\$1,900	B
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No Component

60%					D
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Air Conditioning

Energy Source

Electricity

100%	2038	**	1		B
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Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%	2022	\$106,700	2	\$900	B
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Other Observation, Extent : Light, Area Affected : 100%
Location : Roof
Explanation : 6 Units

Ventilation

Distribution

Ductwork/Diffusers

100%	LIFE	**	2-5	\$8,100	B
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Exhaust Fans

Roof

100%	2022	\$12,900	2	\$500	B
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Plumbing

H/C Water Piping

Brass/Copper

100%	2042	**	1		B
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Water Heater

Gas Fired

100%	2021	\$3,800	2	\$200	B
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2027	* *	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2027	* *	4	\$2,000	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-3</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Sprinkler								
No Component	80%							D
Generic	20%			2042	* *	1-2	\$800	B

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Estimates are rounded to the nearest hundred dollars.

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

Print Date : 22-Oct-2012

ADMIN. FOR CHILDREN'S SERVICES - FY 2013

Asset Name : JOHN COKER DAY CARE CENTER
Address : 1375 BUSHWICK AVENUE @ DECATUR ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : ACS0003.000 / 13413 **Yr Built/Renovated** : 1972 / 1995
Area Sq Ft : 27,100 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 09-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 3433 **Lot** : 5 **BIN** : 3079655

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$218,500	
Electrical		\$248,900
Mechanical	\$93,400	\$258,400
Total	\$311,900	\$507,300
Priority A	\$218,500	
Priority B	\$93,400	\$507,300
Total	\$311,900	\$507,300

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$7,400		\$6,100	
Interior Architecture	\$77,900		\$1,800	\$2,400
Electrical	\$2,700	\$2,100	\$2,600	\$2,100
Mechanical	\$29,400	\$1,200	\$4,100	\$1,300
Total	\$117,400	\$3,300	\$14,500	\$5,800
Priority A	\$7,400		\$6,100	
Priority B	\$48,700	\$3,300	\$6,700	\$3,400
Priority C	\$61,300		\$1,800	\$2,400
Total	\$117,400	\$3,300	\$14,500	\$5,800



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

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

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

ADMIN. FOR CHILDREN'S SERVICES - 068
JOHN COKER DAY CARE CENTER
Asset # : 13413

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$48,000	LIFE	**	5	\$14,600	A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Windows Along Decatur Street</i>								
<hr/>								
Windows								
Aluminum	100%	Now	\$6,900	2039	**	5	\$200	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Group 4 Classroom</i>								
<hr/>								
Parapets								
Metal: Cage/Fence	95%			2036	**	5-10	\$10,500	A
Pre-Cast Concrete	5%			LIFE	**	5	\$900	A
<hr/>								
Roof								
Modified Bitumen	100%	Now	\$170,500	2033	**			A
<i>Drains Clogged, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Roof Covered With Rubber Pads</i>								
<hr/>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$5,600	C
Ceramic Tile	5%			2026	**	5	\$1,300	C
Quarry Tile	10%			2028	**	5	\$3,800	C
Sheet Vinyl/Rubber	5%			2023		5	\$1,900	C
Vinyl Tile	75%	4+	\$17,800	2028	**	3	\$7,200	C
<i>Deflection Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Along Baseboards</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along Baseboards</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.

ADMIN. FOR CHILDREN'S SERVICES - 068
JOHN COKER DAY CARE CENTER
Asset # : 13413

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%	0-2	\$7,100	LIFE	**			C
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2026	**	5	\$2,200	C
Concrete Masonry Unit	10%			LIFE	**	5	\$3,600	C
Gypsum Board	80%	Now	\$31,800	LIFE	**	5	\$21,400	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Group 4 Classroom</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Group 4 Classroom</i>								
Ceilings								
AcousTileSusp.Lay-In	100%	Now	\$16,600	2036	**	5	\$12,800	B
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Group 7 Classroom</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 1st Floor Lobby</i>								
<i>Explanation : Steel Structure Above Panels Is Rusting And Deteriorating</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2023	\$3,000	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2023	\$29,100	5	\$100	B
Fused Disc Sw	50%			2043	**	5	\$100	B
Raceway								
Conduit	70%			2023	\$24,700	1		B
Conduit	30%			2043	**	1		B
Panelboards								
Fused Disc Sw	10%			2039	**	5	\$100	B
Molded Case Bkrs	90%			2039	**	5	\$500	B
Wiring								
Thermoplastic	100%			2043	**	1		B
Motor Controllers								
Locally Mounted	100%			2036	**	5	\$200	B

Ground

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

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

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

ADMIN. FOR CHILDREN'S SERVICES - 068
JOHN COKER DAY CARE CENTER
Asset # : 13413

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	B
Lighting								
Interior Lighting								
Fluorescent	100%			2023	\$195,200	10	\$20,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2023	\$4,500	10	\$2,700	B
Exit, Service	50%			2023	\$1,800	1		B
Exterior Lighting								
HID	100%			2023	\$9,000	10	\$100	B
Alarm								
Security System								
Generic	100%			2028	**	1	\$8,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : C C T V Surveillance Camera</i>								
Fire/Smoke Detection								
Generic	100%			2028	**	1-3	\$13,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detector, Strobe Lights, Manual Pull Station, Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Electricity	60%			2033	**	1		B
Natural Gas	40%			2033	**	1		B
Conversion Equipment								
Furnace	40%			2023	\$12,100	1	\$4,400	B
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
Radiant Heater	60%	Now	\$13,000	2023	\$65,200	2	\$4,900	B
<i>Damaged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Not in Service, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Electric Baseboard Radiation</i>								
Air Conditioning								

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

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

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

ADMIN. FOR CHILDREN'S SERVICES - 068
JOHN COKER DAY CARE CENTER
Asset # : 13413

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2031	**	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	10%			2031	**	2	\$100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Two Newly Installed Split Unit Condensers Serving Kitchen And Pantry</i>								
Ext Pkg Unit - Heating/Cooling	90%	0-2	\$7,300	2023	\$146,500	2	\$1,000	B
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof, 1 Of 2 Roof Top Unit Operating Unreliably, Compressors Trip Often</i>								
Terminal Devices								
Fan Coil - Cooling	10%			2031	**	1	\$700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen Ceiling</i>								
<i>Explanation : Two Newly Installed Split Unit Fan Coils Serving Kitchen And Pantry</i>								
Fan Coil - Cool/Heat	10%			2023	\$46,700	1	\$700	B
Fan Coil - Cool/Heat	20%	0-2	\$93,400	2033	**	1	\$1,300	B
<i>Malfunctioning, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Various Locations Throughout First Floor And Basement Classrooms. Multiple Mechanical And Electrical Defects</i>								
No Component	60%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$19,600	B
Exhaust Fans								
Roof	100%			2023	\$19,600	2	\$700	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	**	1		B
Water Heater								
Electric	100%			2021	\$3,800	4	\$100	B
Sanitary Piping								
Cast Iron	100%	Now	\$1,100	LIFE	**	1		B
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Clogged Grease Trap Under Kitchen Sink</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Fixtures								
Generic	100%							B
Fire Suppression								
Sprinkler								
No Component	60%							D
Generic	40%			2033	**	1-2	\$2,500	B

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

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

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

Print Date : 22-Oct-2012

ADMIN. FOR CHILDREN'S SERVICES - FY 2013

Asset Name : NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S
Address : 492 FIRST AVENUE BTWN: E.28 ST. - E.29 ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0001.090 / 4372 **Yr Built/Renovated** : 1904 / 2000
Area Sq Ft : 126,000 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 17-Jun-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,5,6,p
Block : 962 **Lot** : 100 **BIN** : 1086515

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$55,800	\$112,400
Interior Architecture	\$596,900	\$1,220,000
Electrical		\$88,000
Mechanical		\$313,000
Total	\$652,700	\$1,733,400
Priority A	\$55,800	\$112,400
Priority B	\$51,300	\$452,300
Priority C	\$545,600	\$1,168,700
Total	\$652,700	\$1,733,400

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$19,700	\$5,000		\$38,600
Interior Architecture	\$43,700	\$700	\$3,700	\$14,700
Electrical	\$13,300	\$9,500	\$8,900	\$22,700
Mechanical	\$40,700	\$52,700	\$38,900	\$62,300
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Total	\$147,000	\$97,500	\$81,000	\$167,800
Priority A	\$19,700	\$5,000		\$38,600
Priority B	\$83,600	\$91,700	\$77,400	\$114,600
Priority C	\$43,700	\$700	\$3,700	\$14,700
Total	\$147,000	\$97,500	\$81,000	\$167,800



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

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

Architecture	Current Repair		Future Replacement		Maintenance		Priority Code	
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	5%			LIFE	**	5	\$31,400	A
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	65%			LIFE	**	5	\$52,200	A
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Masonry: Granite	5%			LIFE	**	5	\$3,000	A
Masonry: Limestone	5%			LIFE	**	5	\$3,000	A
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Metal Panel	5%			2032	**	5-10	\$27,600	A
Metal Panel	10%			2042	**	5-10	\$55,200	A
Stucco Cement	5%			2035	**	5	\$10,000	A
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Windows								
Aluminum	95%			2038	**	5	\$21,400	A
Metal Louvers	5%			2031	**	10	\$7,000	A
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$4,200	A
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Metal Cornice	10%			2050	**	10	\$2,200	A
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Metal Rail	5%			2027	**	5-10	\$6,300	A
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Pre-Cast Concrete	25%			LIFE	**	5	\$10,900	A
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</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.

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

Asset # : 4372

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
IRMA/Protected Membrane	10%	Now	\$11,100	2027	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Section Over 6th Floor At Southeast Corner</i>								
Metal Panel	50%			2035	**	10	\$55,800	A
Modified Bitumen	20%			2027	**	10	\$12,200	A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Courtyard</i>								
<i>Explanation : Roof Is Covered With Safety Squares</i>								
Modified Bitumen	20%	Now	\$8,600	2027	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over 6th Floor</i>								
Interior								
Floors								
Carpet	1%			2021	\$8,500	3	\$2,200	C
Cast in Place Concrete	5%	0-2	\$10,900	LIFE	**	5	\$16,000	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2031	**	5	\$7,300	C
Granite Panels	5%	0-2	\$8,000	LIFE	**	5	\$5,500	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Sheet Vinyl/Rubber	4%	0-2	\$8,900	2027	**	5	\$4,400	C
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	80%	Now	\$545,600	2022	\$1,091,200	3	\$44,000	C
<i>Adhesion Failure, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Defective Substrate</i>								
Interior Walls								
Concrete Masonry Unit	5%	2-4	\$15,900	LIFE	**	5	\$3,400	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	5%			LIFE	**	5	\$6,500	C
Gypsum Board	75%			LIFE	**	5	\$77,500	C
Masonry: Brick	10%			LIFE	**			C
Wood	5%			LIFE	**	5	\$34,400	C

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

Asset # : 4372

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

Interior

Ceilings

AcousTileSusp.Lay-In	70%			2035	**	5	\$102,600	B
Exposed Struc: Steel	10%			LIFE	**			B
Gypsum Board	15%			LIFE	**	5	\$27,500	B
Masonry: Infill Arch	5%			LIFE	**			B

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
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%			2048	**	5	\$500	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 2- Electrical Services Rated @ 4000 Amps And 3000 Amps

Switchgear / Switchboard

Fused Disc Sw	100%			2048	**	5	\$500	B
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Raceway

Conduit	100%			2048	**	1		B
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Panelboards

Fused Disc Sw	10%			2044	**	5	\$200	B
Molded Case Bkrs	90%			2044	**	5	\$2,500	B

Wiring

Thermoplastic	100%			2048	**	1		B
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Motor Controllers

Locally Mounted	100%			2039	**	5	\$700	B
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Ground

Grounding Devices

Not Accessible	100%							D
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Stand-by Power

Transfer Switches

Automatic	100%			2039	**	1	\$31,800	B
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Generators

Diesel	100%			2035	**	1	\$39,900	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Penthouse

Explanation : 500 Kva Onan Diesel Generator

Batteries

Nickel Cadmium	100%			2017		5	\$23,000	B
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Asset # : 4372

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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	30%			2044	**	5	\$5,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 100 Gallons</i>								
Main Tank	70%			2057	**	5	\$2,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2000 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2030	**	10	\$88,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 And T-12 Lamps</i>								
HID	2%			2030	**	10	\$100	B
Egress Lighting								
Exit, Service	100%			2030	**	1		B
Exterior Lighting								
HID	100%			2027	**	10	\$300	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2057	**	5	\$600	B
Alarm								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2030	**	1-3	\$19,100	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2042	**	1		B
Conversion Equipment								
Heat Exchanger	90%			2031	**	1	\$43,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Pres. Reducing Valve/LP Steam	10%			2031	**	5	\$600	B
Distribution								
Hot Wtr Piping/Pump	100%			2038	**	4	\$7,300	B

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Terminal Devices								
Air Handler	30%			2027	**	1	\$18,200	B
Convactor/Radiator	10%			2035	**	1	\$3,200	B
Fan Coil Unit/Heat	60%			2027	**	1	\$19,000	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2031	**	1	\$106,100	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Multi Stack Chillers</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2042	**	4	\$7,300	B
Terminal Devices								
Air Handler/Cool/Ht	30%			2027	**	1	\$18,200	B
Fan Coil - Cool/Heat	70%			2027	**	1	\$22,200	B
Heat Rejection								
Water Cool Tower	100%			2023	\$313,000	2	\$98,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cooling Tower</i>								
<i>Explanation : Condenser Water Filtration System Is Needed</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$54,600	B
Exhaust Fans								
Interior	90%			2027	**	2	\$2,700	B
Roof	10%			2027	**	2	\$300	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	**	1		B
HW Heat Exchanger								
Low Temp	100%			2042	**	4	\$14,600	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2027	**	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2027	**	4	\$2,000	B
Backflow Preventer								
Generic	100%			2030	**	1	\$6,100	B

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
Fixtures								
Generic	100%							B
	<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Toilet Rooms</i>							
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	**			C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B-6</i>							
	<i>Explanation : 4 Passenger Units</i>							
Hydraulic	20%			LIFE	**			C
	<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
	<i>Location : B-1st Floor</i>							
	<i>Explanation : 1 Freight</i>							
Fire Suppression								
Standpipe								
Generic	100%			2042	**	1-5	\$49,500	B
Sprinkler								
Generic	100%			2042	**	1-2	\$27,500	B
Fire Pump								
Generic	100%			2031	**	1	\$18,300	B

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Print Date : 22-Oct-2012

ADMIN. FOR CHILDREN'S SERVICES - FY 2013

Asset Name : RICHMOND EARLY LEARNING CENTER
Address : 159 BROADWAY
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : ACS0004.000 / 13414 **Yr Built/Renovated** : 1973 / 2009
Area Sq Ft : 6,500 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 22-Jun-2010 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 174 **Lot** : 6 **BIN** : 5004830

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Mechanical			\$40,300
Total			\$40,300
Priority	B		\$40,300
Total			\$40,300

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$1,900		\$3,700	
Interior Architecture	\$4,100	\$200	\$1,000	
Electrical	\$400	\$300	\$300	\$400
Mechanical	\$1,200	\$400	\$1,000	\$400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$11,500	\$4,900	\$9,900	\$4,800
Priority	A		\$3,700	
Priority	B	\$9,600	\$5,200	\$4,800
Priority	C		\$1,000	
Total	\$11,500	\$4,900	\$9,900	\$4,800



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

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

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

ADMIN. FOR CHILDREN'S SERVICES - 068
RICHMOND EARLY LEARNING CENTER
Asset # : 13414

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	**	5	\$600	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	30%	Now	\$1,900	LIFE	**	5	\$700	A
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	67%			LIFE	**	5	\$2,500	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2046	**	5	\$900	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal: Cage/Fence	100%			2041	**	5-10	\$7,700	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%			2031	**	10	\$7,200	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Ceramic Tile	5%			2030	**	5	\$400	C
Vinyl Tile	95%			2031	**	3	\$2,900	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$300	C
Gypsum Board	90%			LIFE	**	5	\$3,900	C
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	100%			2034	**	5	\$8,200	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2021	\$29,100	5		B
Raceway								
Conduit	30%			2021	\$2,800	1		B
Conduit	70%			2047	**	1		B

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ADMIN. FOR CHILDREN'S SERVICES - 068
RICHMOND EARLY LEARNING CENTER
Asset # : 13414

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2043	**	5		B
Molded Case Bkrs	10%			2020	\$1,700	5		B
Molded Case Bkrs	85%			2043	**	5	\$100	B
Wiring								
Thermoplastic	90%			2047	**	1		B
Thermoplastic	10%			2021	\$900	1		B
Motor Controllers								
Locally Mounted	100%			2038	**	5		B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	B
Lighting								
Interior Lighting								
Fluorescent	5%			2029	**	10	\$300	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Lobby And Stairway</i>						
		<i>Explanation : Using T-5 Lamps</i>						
Fluorescent	95%			2029	**	10	\$4,800	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Using T-8 Lamps</i>						
Egress Lighting								
Emergency, Battery	50%			2029	**	10	\$700	B
Exit, Service	50%			2029	**	1		B
Exterior Lighting								
HID	100%			2029	**	10		B
Alarm								
Security System								
No Component	80%							D
Generic	20%			2029	**	1	\$400	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Front Exterior</i>						
		<i>Explanation : One Camera</i>						
Fire/Smoke Detection								
No Component	10%							D
Generic	90%			2029	**	1-3	\$3,100	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	50%			2041	**	1		B
Natural Gas	50%			2041	**	1		B

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

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

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

ADMIN. FOR CHILDREN'S SERVICES - 068
RICHMOND EARLY LEARNING CENTER
Asset # : 13414

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Conversion Equipment								
Furnace	50%			2026	* *	1	\$1,400	B
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 2 Units</i>						
Radiant Heater	50%			2026	* *	2	\$1,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2021	\$40,300	2	\$300	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 2 Units</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,100	B
Exhaust Fans								
Roof	80%			2026	* *	2	\$100	B
No Component	20%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	* *	1		B
Water Heater								
Electric	100%			2020	\$900	4		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sewage Ejector(s)								
Electric	100%			2026	* *	4	\$2,000	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-2</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler								
Generic	100%			2041	* *	1-2	\$1,500	B

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

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