#### Print Date: 22-Oct-2012 ADMIN. FOR CHILDREN'S SERVICES - FY 2013

| Asset Name        | : ALONZO DAUGHTRY DAY CARE C    | LONZO DAUGHTRY DAY CARE CENTER     |                       |  |  |  |  |  |
|-------------------|---------------------------------|------------------------------------|-----------------------|--|--|--|--|--|
| Address           | : 333 SECOND STREET BTWN: 4 AVE | 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  |
|                       |         |          |         |          |



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.

Asset # : 13412

| SPEEm<br>Type     % of<br>Total     Fail Date     Estimated Cost<br>(Years)     Year     Estimated Cost<br>(Years)     Cycle     Estimated Cost<br>(Years)       dterior     Exterior Walls   | hitecture             |                   |
|---|-----------------------|-------------------|
| terior<br>Exterior Walls<br>Masonry: Brick 93% LIFE ** 5 \$15,400<br>Masonry: Granite 2% LIFE ** 5 \$15,400<br>Parapets<br>Concrete Masonry Unit 2% LIFE ** 5 \$2,700<br>Windows<br>Aluminum 100% 2038 ** 5 \$2,400<br>Parapets<br>Concrete Masonry Unit 47% LIFE ** 5 \$1,800<br>Masonry: Brick 50% LIFE ** 5 \$1,800<br>Metal Panel 25% 2035 ** 10 \$7,600<br>Modified Bitumen 75% 0-2 \$88,200 2032 **<br>Blisters, Extent : Moderate, Area Affected : 25%<br>Location : Throughout<br>Seams OpenSplit, Extent : Moderate, Area Affected : 25%<br>Location : Over Boiler Room On Second Floor, Room 203<br>erior<br>Floors<br>Ceramic Tile 5% 2035 ** 5 \$1,000<br>Sheet Vinyl/Rubber 25% 2035 ** 5 \$1,000<br>Unitrior Walls<br>Ceramic Tile 5% 2031 ** 5 \$700<br>Quarry Tile 5% 2031 ** 5 \$700<br>Quarry Tile 5% 2031 ** 5 \$3,000<br>Vinyl Tile 65% 2027 ** 3 \$3,3300<br>Interior Walls<br>Ceramic Tile 10% 2031 ** 5 \$2,400<br>Concrete Masonry Unit 5% LIFE ** 5 \$10,000<br>Vinyl Tile 65% 2027 ** 5 \$3,000<br>Concrete Masonry Unit 5% LIFE ** 5 \$3,000<br>Concrete Masonry Unit 5% LIFE ** 5 \$12,400<br>Concrete Masonry Unit 5% LIFE ** 5 \$12,400<br>Concrete Masonry Unit 5% LIFE ** 5 \$12,400<br>Concrete Masonry Unit 5% LIFE ** 5 \$12,400<br>Ceramic Tile 20% 406 area Affected : 10%<br>Location : Room 203 And Boiler Room On Second Floor<br>Cypsum Board 25% Vinyl Tile 65% 5 \$12,400<br>Ceramic Tile 25% Life ** 5 \$12,400<br>Ceramic Tile 25% Life ** 5 \$12,400<br>Ceramic Tile 10% Cons : Room 203 And Boiler Room On Second Floor<br>Cypsum Board 25% Life ** 5 \$12,400<br>Ceramic Tile 10% Current Replater ** 5 \$12,400<br>Ceramic Room 203 And Boiler Room On Second Floor<br>Concrete Masonry Unit 5% Life ** 5 \$12,400<br>Ceramic Tile Current Replater ** 5 \$12,400<br>Ceramic Tile Current Replater ** 5 \$12,400<br>Ceramic Room 203 And Boiler Room On Second Floor<br>Cypsum Board 25% Life Kare Affected : 10%<br>Location : Roof Stair   | Component             | ost Priorit<br>Co |
| Exterior Walls<br>Masonry: Brick 93% LIFE ** 5 \$15,400<br>Masonry: Granite 2% LIFE ** 5 \$15,200<br>Pre-Cast Concrete 5% LIFE ** 5 \$2,700<br>Windows<br>Aluminum 100% 2038 ** 5 \$2,400<br>Parapets<br>Concrete Masonry Unit 47% LIFE ** 5 \$1,800<br>Masonry: Brick 50% LIFE ** 5 \$1,800<br>Mosonry: Brick 50% LIFE ** 5 \$1,700<br>Pre-Cast Concrete 3% LIFE ** 5 \$1,700<br>Pre-Cast Concrete 3% LIFE ** 5 \$1,700<br>Modified Bitumen 75% 0-2 \$88,200 2032 ** 10 \$7,600<br>Modified Bitumen 75% 0-2 \$88,200 2032 ** 5<br>Bilister, Extent : Moderate, Area Affected : 25%<br>Location : Throughout<br>Water Penetration, Extent : Moderate, Area Affected : 25%<br>Location : Over Boilter Room On Second Floor, Room 203<br>erior<br>Floors<br>Ceramic Tile 5% 2031 ** 5 \$7,000<br>Sheet Vinyl/Rubber 25% 2027 ** 5 \$5,000<br>Vinyl Tile 65% 2027 ** 5 \$1,000<br>Sheet Vinyl/Rubber 25% 2027 ** 5 \$5,000<br>Vinyl Tile 65% 2027 ** 5 \$3,000<br>Genere Masonry Unit 5% LIFE ** 5 \$12,400<br>Ceramic Tile 10% 2031 ** 5 \$2,400<br>Concrete Masonry Unit 5% LIFE ** 5 \$12,400<br>Ceramic Tile 10% 2031 ** 5 \$10,000<br>AcousTileSusp.Lay-In 75% 2035 ** 5 \$10,000<br>Mater Penetration, Extent : Moderate, Area Affected : 10%<br>Location : Room 203 And Boiler Room On Second Floor<br>Gypsum Board 85% LIFE ** 5 \$12,400<br>Ceilings<br>AcousTileSusp.Lay-In 75% 2035 ** 5 \$10,000<br>Mater Penetration, Extent : Moderate, Area Affected : 10%<br>Location : Roof Stair<br>Extent : Moderate, Area Affected : 10%<br>Location : Roof Stair<br>Extent : Moderate, Area Affected : 10%<br>Location : Roof Stair<br>Extent Penetration, Extent : Moderate, Area Affected : 10%<br>Location : Roof Stair<br>Extent Replacement Maintenance<br>Fy Kuter Penetration, Extent : Moderate Area Affected : 10%<br>Location : Roof Stair  |                       |                   |
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| $\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$  | •                     |                   |
| Aluminum100%2038**5\$2,400Parapets<br>Concrete Masonry Unit47%<br>SoftLIFE**5\$1,800Masonry: Brick50%<br>Pre-Cast Concrete3%LIFE**5\$1,700Pre-Cast Concrete3%LIFE**5\$600Roof<br>Metal Panel25%<br>Location : Throughout2035**10\$7,600Modified Bitumen75%0-2\$88,2002032***Bitsters, Extent : Moderate, Area Affected : 25%<br>Location : ThroughoutSeems Open/Split, Extent : Moderate, Area Affected : 25%<br>Location : ThroughoutSeems Open/Split, Extent : Moderate, Area Affected : 10%<br>Location : ThroughoutCeramic Tile5%<br>20312031**5\$700Quarry Tile5%<br>Sys2027**5\$5,000Vinyl Rubber25%<br>25%2027**5\$2,400Ceramic Tile10%<br>20312031**5\$2,400Concrete Masonry Unit5%<br>SysLIFE**5\$10,000Gypsum Board25%<br>Location : Roon 203 And Boiler Roon On Second Floor\$10000\$1000Cellings<br>Acous TileSusp.Lay-In<br>Cortain : Roof 23 And Boiler Roon On Second Floor\$10,000\$4Ceramic Tile10%<br>Location : Roon 203 And Boiler Roon On Second Floor\$10,000Cellings<br>Acous TileSusp.Lay-In<br>Cortain : Roof Stair2035**\$\$10,000Water Penetration, Extent : Moderate, Area Affected : 10%<br>Location : Roon  | -                     | 0 A               |
| $\begin{array}{ c c c c c c c c c c c c c c c c c c c$  | Vindows               |                   |
| $\begin{array}{c cccc} \hline Concrete Masonry Unit 47% & LIFE ** 5 $1,800 \\ Masonry: Brick 50% & LIFE ** 5 $1,700 \\ \hline Masonry: Brick 50% & LIFE ** 5 $1,700 \\ \hline Pre-Cast Concrete 3% & LIFE ** 5 $600 \\ \hline Roof & & & & & & & & & & & & & & & & & & $  | Aluminum              | 0 A               |
| $\begin{array}{c cccc} \hline Concrete Masonry Unit 47% & LIFE ** 5 $1,800 \\ Masonry: Brick 50% & LIFE ** 5 $1,700 \\ \hline Masonry: Brick 50% & LIFE ** 5 $1,700 \\ \hline Pre-Cast Concrete 3% & LIFE ** 5 $600 \\ \hline Roof & & & & & & & & & & & & & & & & & & $  | arapets               |                   |
| Masonry: Brick<br>Pre-Cast Concrete50%<br>3%LIFE**5\$1,700<br>\$600Roof<br>Metal Panel<br>Modified Bitumen25%<br>17%2035**10\$7,600Modified Bitumen25%<br>17%2035**10\$7,600Modified Bitumen25%<br>10ccation: Throughout<br>Seams Open/Split, Extent : Moderate, Area Affected : 25%<br>Location: Throughout<br>Seams Open/Split, Extent : Moderate, Area Affected : 10%<br>Location: Over Boiler Room On Second Floor, Room 203erior<br>FloorsCeramic Tile<br>0005%<br>00272031**<br>5\$700<br>0000Quarry Tile<br>Unyl/Rubber5%<br>00272035**<br>5\$1,000<br>\$3,000Sheet Vinyl/Rubber<br>Coramic Tile<br>Coramic Tile<br>Coramic Tile<br>Coramic Tile<br>Coramic Tile<br>00%<br>00%11FE**<br>5\$2,400<br>\$3,300Interior Walls<br>Ceramic Tile<br>Coracte Masonry Unit<br>Gypsum Board75%<br>25%2031**<br>5\$2,400<br>\$3,000Ceilings<br>AcousTileSusp.Lay-In<br>Gypsum Board75%<br>25%2035**<br>5\$10,000<br>\$4,400Vater Penetration, Extent : Moderate, Area Affected : 10%<br>Location : Room 203 And Boiler Room On Second Floor**<br>5\$10,000<br>\$4,400CetricalCurrent Repair<br>Vater Penetration, Extent : Moderate, Area Affected : 10%<br>Location : Room 203 And Boiler Room On Second Floor**<br>5\$4,200CetricalCurrent Repair<br>Vater Penetration, Extent : Moderate, Area Affected : 10%<br>Location : Room 203 And Boiler Room On Second FloorYear<br>YearS4,200CetricalCurrent Repair<br>Vater Penetrat   | *                     | 0 A               |
| Pre-Cast Concrete $3\%$ LIFE**5\$600Roof<br>Metal Panel25%2035**10\$7,600Modified Bitumen75%0-2\$88,2002032**10\$7,600Blisters, Extent : Moderate, Area Affected : 25%<br>Location : Throughout<br>Water Penetration, Extent : Moderate, Area Affected : 25%<br>Location : Over Boiler Room On Second Floor, Room 20310\$7,600Floors<br>Ceramic Tile5%2031**5\$700Quarry Tile5%2017**5\$1,000Sheet Vinyl/Rubber25%2027**3\$3,300Interior Walls<br>Ceramic Tile10%2031**5\$2,000Ocncrete Masonry Unit5%LIFE**5\$2,000Ocncrete Masonry Unit5%LIFE**5\$10,000Gypsum Board85%LIFE**5\$10,000Water Penetration, Extent : Moderate, Area Affected : 10%<br>Location : Room 203 And Boiler Room On Second Floor\$5\$10,000Gypsum Board25%LIFE**5\$12,400Ceilings<br>AcousTileSusp.Lay-In<br>Gypsum Board75%2035**5\$10,000Viater Penetration, Extent : Moderate, Area Affected : 10%<br>Location : Room 203 And Boiler Room On Second Floor\$\$4,200Water Penetration, Extent : Moderate, Area Affected : 10%<br>Location : Roof StairViater ReplacementMaintenanceStem<br>Component<br>Type% of Fail Date Estimated Cost<br>FYYear Estimated Cost<  | •                     | 0 A               |
| Metal Panel $25\%$ $2035$ **10\$7,600Modified Bitumen $75\%$ $0-2$ \$88,200 $2032$ ****Bitsters, Extent : Moderate, Area Affected : $25\%$ $Location : Throughout$ $Seams Open/Split, Extent : Moderate, Area Affected : 25\%Location : ThroughoutWater Penetration, Extent : Moderate, Area Affected : 10\%Location : Over Boiler Room On Second Floor, Room 203eriorFlootsCeramic Tile5\%2031**5$700Quarry Tile5\%2027**3$3,300Ningl Tile65\%2027**5$1,000Sheet Vinyl/Rubber25\%2027**5$2,400Ceramic Tile10\%2031**5$2,400Concrete Masonry Unit5\%LIFE**5$12,400Concrete Masonry Unit5\%2035**5$12,400Certain: Tile10\%2031**5$2,400Gypsum Board85\%LIFE**5$10,000Water Penetration, Extent : Moderate, Area Affected : 10\%Location : Room 203 And Boiler Room On Second FloorGypsum Board25\%LIFE**5$4,200Water Penetration, Extent : Moderate, Area Affected : 10\%Location : Room 203 And Boiler Room On Second FloorGypsum Board25\%$  | •                     | 0 A               |
| Modified Bitumen75%<br>Bilsters, Extent : Moderate, Area Affected : 25%<br>Location : Throughout<br>Seams Open/Split, Extent : Moderate, Area Affected : 25%<br>Location : Throughout<br>Water Penetration, Extent : Moderate, Area Affected : 10%<br>Location : Throughout<br>Water Penetration, Extent : Moderate, Area Affected : 10%<br>Location : Over Boiler Room On Second Floor, Room 203Floors<br>Ceramic TileCeramic Tile5%2031**Sheet Vinyl/Rubber25%25%20272027**Sheet Vinyl/Rubber25%2027**Sheet Vinyl/Rubber25%2027**Sheet Vinyl/Rubber5%2031**Ceramic Tile10%Concrete Masonry Unit5%Concrete Masonry Unit5%Cilligs<br>AcousTileSusp.Lay-In75%Qypsum Board203525%203526%LIFE27%LIFE2035**5\$10,000Water Penetration, Extent : Moderate, Area Affected : 10%<br>Location : Room 203 And Boile Room On Second FloorGypsum Board25%25%LIFE25%LIFE25%\$4,200Water Penetration, Extent : Moderate, Area Affected : 10%<br>Location : Roof StairExtern Contin : Roof StairExtern Contin : Roof StairExtern Color : Roof StairStem<br>Component<br>Type% of Fail Date Estimated Cost<br>Total (Years)Year Estimated Cost<br>FyService Equipment  | Roof                  |                   |
| Informed Brunken       175%       002       25%         Bilisters, Extent : Moderate, Area Affected : 25%       Location : Throughout         Seams Open/Split, Extent : Moderate, Area Affected : 25%       Location : Throughout         Water Penetration, Extent : Moderate, Area Affected : 10%       Location : Over Boiler Room On Second Floor, Room 203         erior       Floors       5         Ceramic Tile       5%       2031       **       5         Quarry Tile       5%       2027       **       5       \$1,000         Sheet Vinyl/Rubber       25%       2027       **       5       \$5,000         Vinyl Tile       65%       2027       **       5       \$2,000         Ornerter Mals       Ceramic Tile       10%       2031       **       5       \$2,400         Concrete Masonry Unit       5%       LIFE       **       5       \$2,400         Ceilings       AcousTileSusp.Lay-In       75%       2035       **       5       \$10,000         Mater Penetration, Extent : Moderate, Area Affected : 10%       Location : Room 203 And Boiler Room On Second Floor       5       \$10,000         Gypsum Board       25%       LIFE       **       5       \$10,000         Water Penetration, Exten   | Metal Panel           | 0 A               |
| Location : Throughout<br>Seams Open/Split, Extent : Moderate, Area Affected : 25%<br>Location : Throughout<br>Water Penetration, Extent : Moderate, Area Affected : 10%<br>Location : Over Boiler Room On Second Floor, Room 203erior<br>Floors<br>Ceramic Tile5%<br>20352031**<br>*<br>\$  | Modified Bitumen      | А                 |
| $Seams Open/Split, Extent : Moderate, Area Affected : 25% Location : Throughout Water Penetration, Extent : Moderate, Area Affected : 10% Location : Over Boiler Room On Second Floor, Room 203 \\ \hline Prior State S$  |                       |                   |
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| $\begin{tabular}{ c c c c c c c } \hline Location : Over Boiler Room On Second Floor, Room 203 \\ \hline \errior \\ \hline Floors \\ \hline Ceramic Tile & 5\% & 2031 & ** & 5 & \$700 \\ Quarry Tile & 5\% & 2035 & ** & 5 & \$1,000 \\ Sheet Vinyl/Rubber & 25\% & 2027 & ** & 5 & \$5,000 \\ \hline Vinyl Tile & 65\% & 2027 & ** & 3 & \$3,300 \\ \hline \end{tabular} \\ \hline \end{tabular}$ |                       |                   |
| $\begin{tabular}{ c c c c c c c } \hline Location : Over Boiler Room On Second Floor, Room 203 \\ \hline \errior \\ \hline Floors \\ \hline Ceramic Tile & 5\% & 2031 & ** & 5 & \$700 \\ Quarry Tile & 5\% & 2035 & ** & 5 & \$1,000 \\ Sheet Vinyl/Rubber & 25\% & 2027 & ** & 5 & \$5,000 \\ \hline Vinyl Tile & 65\% & 2027 & ** & 3 & \$3,300 \\ \hline \end{tabular} \\ \hline \end{tabular}$ |                       |                   |
| FloorsCeramic Tile5%2031**5\$700Quarry Tile5%2035**5\$1,000Sheet Vinyl/Rubber25%2027**5\$5,000Vinyl Tile65%2027**3\$3,300Interior WallsCeramic Tile10%2031**5\$2,400Concrete Masonry Unit5%LIFE**5\$2,400Gypsum Board85%LIFE**5\$12,400CeilingsAcous TileSusp.Lay-In75%2035**5\$10,000Acous TileSusp.Lay-In75%2035**5\$10,000Water Penetration, Extent : Moderate, Area Affected : 10%Location : Room 203 And Boiler Room On Second FloorGypsum Board25%LIFE**5\$4,200Water Penetration, Extent : Moderate, Area Affected : 10%Location : Roof StairectricalCurrent RepairFuture ReplacementMaintenancestemComponentType% of Fail Date Estimated CostYear Estimated CostCycle Estimated CostType% of Fail Date Estimated CostYear Estimated CostCycle Estimated CostGup End% of Fail Date Estimated CostFYCycle Estimated CostGer 600 VoltsService Equipment%Service Equipment  |                       |                   |
| $ \begin{array}{c ccccccccccccccccccccccccccccccccccc$  | or                    |                   |
| Quarry Tile $5\%$ $2035$ $**$ $5$ $\$1,000$ Sheet Vinyl/Rubber $25\%$ $2027$ $**$ $5$ $\$5,000$ Vinyl Tile $65\%$ $2027$ $**$ $3$ $\$3,300$ Interior WallsCeramic Tile $10\%$ $2031$ $**$ $5$ $\$2,400$ Concrete Masonry Unit $5\%$ LIFE $**$ $5$ $\$2,400$ Gypsum Board $85\%$ LIFE $**$ $5$ $\$12,400$ CeilingsAcous TileSusp.Lay-In $75\%$ $2035$ $**$ $5$ $\$10,000$ Water Penetration, Extent : Moderate, Area Affected : $10\%$ Location : Room 203 And Boiler Room On Second Floor $E_{02}$ $E_{02}$ Gypsum Board $25\%$ LIFE $**$ $5$ $\$4,200$ Water Penetration, Extent : Moderate, Area Affected : $10\%$ $E_{02}$ $E_{02}$ $E_{02}$ Gypsum Board $25\%$ LIFE $**$ $5$ $\$4,200$ Water Penetration, Extent : Moderate, Area Affected : $10\%$ $E_{02}$ $E_{02}$ $E_{02}$ Guerton : Roof Stair $E_{02}$ $E_{02}$ $E_{02}$ $E_{02}$ Internet Cost Total (Years)Stem<br>Component<br>Type $\%$ of Fail Date Estimated Cost<br>FY $F_{Y}$ $Cycle$ Estimated Cost<br>(Yrs)der 600 Volts<br>Service Equipment $\%$ $5$ $\$10$ $\$100$  | Floors                |                   |
| Sheet Vinyl/Rubber $25\%$ $2027$ ** $5$ \$5,000Vinyl Tile $65\%$ $2027$ ** $3$ \$3,300Interior WallsCeramic Tile $10\%$ $2031$ ** $5$ \$2,400Concrete Masonry Unit $5\%$ LIFE** $5$ \$500Gypsum Board $85\%$ LIFE** $5$ \$12,400CeilingsAcousTileSusp.Lay-In $75\%$ $2035$ ** $5$ \$10,000Mater Penetration, Extent : Moderate, Area Affected : $10\%$ Location : Room 203 And Boiler Room On Second Floor $Vater Penetration, Extent : Moderate, Area Affected : 10\%Gypsum Board25\%LIFE**5$4,200Water Penetration, Extent : Moderate, Area Affected : 10\%Location : Room 203 And Boiler Room On Second FloorGypsum Board25\%LIFE**5$4,200Water Penetration, Extent : Moderate, Area Affected : 10\%Location : Roof StairYear Estimated CostYear Estimated Costfuture ReplacementMaintenanceStemComponentType\% of Fail Date Estimated CostFYYear Estimated CostFYCycle Estimated Cost(Yrs)der 600 VoltsService Equipment$   | Ceramic Tile          | 0 C               |
| $\begin{tabular}{ c c c c c c } \hline Vinyl Tile & 65\% & 2027 & ** & 3 & $$3,300 \\ \hline Interior Walls & & & & & & & & & & & & & & & & & & $   | Quarry Tile           | 0 C               |
| Interior Walls<br>Ceramic Tile10%2031**5\$2,400Concrete Masonry Unit5%LIFE**5\$500Gypsum Board85%LIFE**5\$12,400Ceilings<br>AcousTileSusp.Lay-In75%2035**5\$10,000Water Penetration, Extent : Moderate, Area Affected : 10%<br>Location : Room 203 And Boiler Room On Second FloorGypsum Board25%LIFE**5\$4,200Water Penetration, Extent : Moderate, Area Affected : 10%<br>Location : Roof StairectricalCurrent RepairFuture Replacement<br>FyMaintenancestem<br>Component<br>Type% of<br>Total (Years)Year<br>FyEstimated Cost<br>FyCycle<br>CycleEstimated Cost<br>(Yrs)der 600 Volts<br>Service Equipment% of<br>TotalFail Date<br>FyEstimated Cost<br>FyCycle<br>FyCycle<br>Fy   | Sheet Vinyl/Rubber    | 0 C               |
| $\begin{array}{c cccc} Ceramic Tile & 10\% & 2031 & ** & 5 & \$2,400 \\ Concrete Masonry Unit & 5\% & LIFE & ** & 5 & \$500 \\ \hline Gypsum Board & 85\% & LIFE & ** & 5 & \$12,400 \\ \hline Ceilings & & & & & & & & & & & \\ Acous TileSusp.Lay-In & 75\% & 2035 & ** & 5 & \$10,000 \\ \hline Water Penetration, Extent : Moderate, Area Affected : 10\% \\ \hline Location : Room 203 And Boiler Room On Second Floor \\ \hline Gypsum Board & 25\% & LIFE & ** & 5 & \$4,200 \\ \hline Water Penetration, Extent : Moderate, Area Affected : 10\% \\ \hline Location : Roof Stair \\ \hline \end{array}$   | Vinyl Tile            | 0 C               |
| $ \begin{array}{c c c c c c c } \hline Concrete Masonry Unit 5\% & LIFE ** 5 $$500 \\ \hline Gypsum Board 85\% & LIFE ** 5 $$12,400 \\ \hline Ceilings & & & & & & & & & \\ \hline Ceilings & & & & & & & & & & & \\ \hline Acous TileSusp.Lay-In & 75\% & 2035 ** 5 $$10,000 \\ \hline Water Penetration, Extent : Moderate, Area Affected : 10\% \\ \hline Location : Room 203 And Boiler Room On Second Floor \\ \hline Gypsum Board & 25\% & LIFE ** 5 $$4,200 \\ \hline Water Penetration, Extent : Moderate, Area Affected : 10\% \\ \hline Location : Roof Stair \\ \hline \end{array} $   | nterior Walls         |                   |
| Gypsum Board85%LIFE**5\$12,400Ceilings<br>AcousTileSusp.Lay-In<br>Gypsum Board75%<br>Location : Room 203 And Boiler Room On Second Floor2035<br>Location : Room 203 And Boiler Room On Second Floor**5\$10,000Gypsum Board25%<br>Location : Room 203 And Boiler Room On Second FloorLIFE<br>Location : Room 203 And Boiler Room On Second Floor**5\$4,200Gypsum Board25%<br>Location : Roof StairLIFE<br>Location : Roof Stair**5\$4,200lectricalCurrent Repair<br>Yoof StairFuture ReplacementMaintenanceStem<br>Component<br>Typeder 600 Volts<br>Service Equipment% of Fail Date Estimated Cost<br>Total<br>(Years)Year Estimated Cost<br>FYCycle<br>Cycle<br>Estimated Cost<br>FY   | Ceramic Tile          | 0 C               |
| Component       Solution       Solution <t< td=""><td>Concrete Masonry Unit</td><td>0 C</td></t<>  | Concrete Masonry Unit | 0 C               |
| AcousTileSusp.Lay-In       75%       2035       **       5       \$10,000         Water Penetration, Extent : Moderate, Area Affected : 10%       Location : Room 203 And Boiler Room On Second Floor            Gypsum Board       25%       LIFE       **       5       \$4,200         Water Penetration, Extent : Moderate, Area Affected : 10%       Location : Roof Stair        \$44,200         Image: Stem Component Type       % of Fail Date Estimated Cost Total       Year Estimated Cost FY       Cycle Estimated Cost (Yrs)         Image: Stem Component Type       % of Fail Date Estimated Cost Total       Year Estimated Cost FY       Cycle Estimated Cost (Yrs)         Image: Service Equipment       % of Fail Date Estimated Cost Service Equipment       Year Estimated Cost (Yrs)       Year Estimated Cost (Yrs)  | Gypsum Board          | 0 C               |
| AcousTileSusp.Lay-In       75%       2035       **       5       \$10,000         Water Penetration, Extent : Moderate, Area Affected : 10%       Location : Room 203 And Boiler Room On Second Floor            Gypsum Board       25%       LIFE       **       5       \$4,200         Water Penetration, Extent : Moderate, Area Affected : 10%       Location : Roof Stair        \$44,200         Image: Stem Component Type       % of Fail Date Estimated Cost Total       Year Estimated Cost FY       Cycle Estimated Cost (Yrs)         Image: Stem Component Type       % of Fail Date Estimated Cost Total       Year Estimated Cost FY       Cycle Estimated Cost (Yrs)         Image: Service Equipment       % of Fail Date Estimated Cost Service Equipment       Year Estimated Cost (Yrs)       Year Estimated Cost (Yrs)  | Ceilings              |                   |
| Gypsum Board       Water Penetration, Extent : Moderate, Area Affected : 10%<br>Location : Room 203 And Boiler Room On Second Floor         Gypsum Board       25%       LIFE       **       5       \$4,200         Water Penetration, Extent : Moderate, Area Affected : 10%<br>Location : Roof Stair       Step 205       Step 205       Step 205         Image: Stem Component Type       % of Fail Date Estimated Cost Total       Year Estimated Cost FY       Cycle Estimated Cost (Yrs)         der 600 Volts<br>Service Equipment       Service Equipment       Step 205       Step 205       Step 205   |                       | 0 B               |
| Gypsum Board       25%       LIFE       **       5       \$4,200         Water Penetration, Extent : Moderate, Area Affected : 10%       Location : Roof Stair       10%       Location : Roof Stair         lectrical       Current Repair       Future Replacement       Maintenance         rstem       % of       Fail Date       Estimated Cost       Year       Estimated Cost       Cycle       Estimated Cost         rype       % of       Fail Date       Estimated Cost       Year       Estimated Cost       Cycle       Estimated Cost         der 600 Volts       Service Equipment       Kervice Equipment       Kervice       Kervice       Kervice       Kervice       Kervice   |                       |                   |
| Cypsuli Board     25%     Lift     5     \$4,200       Water Penetration, Extent : Moderate, Area Affected : 10%       Location : Roof Stair     Location : Roof Stair       Iectrical     Current Repair     Future Replacement     Maintenance       rstem<br>Component<br>Type     % of Fail Date Estimated Cost<br>Total     Year Estimated Cost<br>FY     Cycle Estimated Cost<br>(Yrs)       der 600 Volts<br>Service Equipment     Service Equipment     Kear Estimated Cost     Cycle Estimated Cost  |                       |                   |
| Water Penetration, Extent : Moderate, Area Affected : 10%         Location : Roof Stair       Current Repair       Future Replacement       Maintenance         Setem       % of       Fail Date       Estimated Cost       Year       Estimated Cost       Cycle       Estimated Cost         Instant       Year       Estimated Cost       Year       Estimated Cost       Cycle       Estimated Cost         Instant       Year       Service Equipment       Year       Service Equipment       Year       Service Equipment  | Gypsum Board          | 0 B               |
| Location : Roof Stair         Lectrical       Current Repair       Future Replacement       Maintenance         Stem<br>Component<br>Type       % of<br>Total       Fail Date       Estimated Cost<br>FY       Year       Estimated Cost<br>(Yrs)       Cycle       Estimated Cost<br>(Yrs)         der 600 Volts<br>Service Equipment       Service Equipment       Kear   | - / <u>r</u>          |                   |
| Current RepairFuture ReplacementMaintenanceStem<br>Component<br>Type% of<br>TotalFail Date<br>(Years)Year<br>FYEstimated Cost<br>(Yrs)Cycle<br>Estimated Cost<br>(Yrs)der 600 Volts<br>Service EquipmentService EquipmentService<br>FyService<br>FyService<br>FyService<br>Fy   |                       |                   |
| Visite     % of Total     Fail Date     Estimated Cost (Year     Year     Estimated Cost (Yrs)     Estimated Cost (Yrs)       Type     Total     (Years)     FY     FY     Image: Service Equipment   |                       |                   |
| Component<br>Type     Total     Out of the Data Data     Figure Data     Out of the Data       nder 600 Volts<br>Service Equipment     Service Service Equipment     Service Service Equipment  | ctrical               |                   |
| Component<br>Type     Total     Out of the Data Data     Figure Data     Out of the Data       nder 600 Volts<br>Service Equipment     Service Service Equipment     Service Service Equipment  |                       | ost Priorit       |
| Type       nder 600 Volts       Service Equipment   | Component             |                   |
| Service Equipment   | Туре                  | 0                 |
|   | r 600 Volts           |                   |
| Fused Disc Sw 100% 2042 ** 5  | ervice Equipment      |                   |
|   | Fused Disc Sw         | В                 |
| Other Observation, Extent : Moderate, Area Affected : 100%  |                       |                   |

Location : Electrical Room

Explanation : Main Service Switch Rated @ 800 Amperes

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.

Asset # : 13412

|                                  | A5501 # .   | 13412                |                |                |                |                  |
|----------------------------------|---|----------------------|----------------|----------------|----------------|------------------|
| Electrical                       | Current Repair  | Future Rep           | olacement      | Μ              | aintenance     |                  |
| System<br>Component<br>Type      | % of Fail Date Estimated Co<br>Total (Years)                            | ost Year Estin<br>FY | mated Cost     | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Jnder 600 Volts                  |   |                      |                |                |                |                  |
| Switchgear / Switchboard         |   |                      |                |                |                |                  |
| Fused Disc Sw                    | 100%  | 2042                 | * *            | 5              |                | В                |
| Raceway                          | 1000/   | 2042                 | * *            | 1              |                | D                |
| Conduit<br>Panelboards           | 100%  | 2042                 | * *            | 1              |                | В                |
| Panelboards<br>Fused Disc Sw     | 2%  | 2038                 | * *            | 5              |                | В                |
| Molded Case Bkrs                 | 98%   | 2038                 | * *            | 5              | \$200          | B                |
| Wiring                           | 2010  | 2030                 |                | 5              | φ200           | D                |
| Thermoplastic                    | 100%  | 2042                 | * *            | 1              |                | В                |
| Motor Controllers                |   |                      |                |                |                |                  |
| Locally Mounted                  | 100%  | 2035                 | * *            | 5              | \$100          | В                |
| Ground                           |   |                      |                |                |                |                  |
| Grounding Devices                |   |                      |                |                |                |                  |
| Generic                          | 100%  | LIFE                 | * *            | 5              | \$100          | В                |
| lighting                         |   |                      |                |                |                |                  |
| Interior Lighting<br>Fluorescent | 100%  | 2027                 | * *            | 10             | \$8,400        | В                |
| Fluorescent                      | Other Observation, Extent : Modera                                      |                      |                | 10             | \$6,400        | D                |
|                                  | Location : Throughout The Buildir                                       |                      | 10070          |                |                |                  |
|                                  | Explanation : T-8 Lamps   | '8                   |                |                |                |                  |
| Egress Lighting                  |   |                      |                |                |                |                  |
| Exit, LED                        | 100%  | 2050                 | * *            | 1              |                | В                |
| Exterior Lighting                |   |                      |                |                |                |                  |
| HID                              | 100%  | 2022                 | \$3,700        | 10             |                | В                |
| Alarm                            |   |                      |                |                |                |                  |
| Security System                  |   |                      |                |                |                |                  |
| Generic                          | 100%  | 2027                 | * *            | 1              | \$3,400        | В                |
|                                  | Other Observation, Extent : Modera                                      |                      | 100%           |                |                |                  |
|                                  | Location : Throughout The Buildir                                       | -                    |                |                |                |                  |
|                                  | Explanation : Intrusion Alarm Sys                                       | tem                  |                |                |                |                  |
| Fire/Smoke Detection             | 1000/   | 2027                 | * *            | 1.2            | ¢5 700         | р                |
| Generic                          | 100%<br>Other Observation Entert Medan                                  | 2021                 |                | 1-3            | \$5,700        | В                |
|                                  | Other Observation, Extent : Modera<br>Location : Throughout The Buildir |                      | 100%           |                |                |                  |
|                                  | Explanation : Strobe Lights, Manu                                       | -                    | d Smoke Det    | actors         |                |                  |
|                                  | Explanation : Strobe Eights, Mana                                       | ui 1 uii Siuiion An  | u smoke Dei    | eciors         |                |                  |
| Mechanical                       | Current Repair  | Future Rep           | olacement      | Μ              | aintenance     |                  |
| System                           | % of Fail Date Estimated Co   | ost Year Esti        | mated Cost     | Cycle          | Estimated Cost | Priority         |
| Component                        | Total (Years)   | FY                   | mairu Cost     | (Yrs)          | Lonnateu Cost  | Cod              |
| Туре                             |   |                      |                | (====)         |                | 000              |
| Ieating                          |   |                      |                |                |                |                  |
| Energy Source                    | 1000/   | 20.40                | <u>بار بار</u> | 4              |                | P                |
| Natural Gas                      | 100%  | 2048                 | * *            | 1              |                | В                |

*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.

#### Asset # : 13412

| ASSEL # . 13412<br>Mechanical Current Repair Future Replacement Maintenance |   |   |            |                 |                |                |                  |  |  |
|---|---|---|------------|-----------------|----------------|----------------|------------------|--|--|
| Mechanical  | Current Repair Future Replacement                           |   |            | М               |                |                |                  |  |  |
| System<br>Component<br>Type   | % of Fail Dat<br>Total (Years)                              | e Estimated Cost                            | Year<br>FY | Estimated Cost  | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |  |  |
| Heating   |   |   |            |                 |                |                |                  |  |  |
| <b>Conversion Equipment</b>   |   |   |            |                 |                |                |                  |  |  |
| Furnace   | 80%   |   | 2027       | * *             | 1              | \$3,600        | В                |  |  |
|   | Location : Roof   | Extent : Light, Area<br>xternal Package Uni |            | : 80%           |                |                |                  |  |  |
| Hot Water Boiler  | 20%   |   | 2027       | * *             | 1              | \$900          | В                |  |  |
| not water boner   |   |   |            |                 | 1              | \$500          | Б                |  |  |
| Distribution  |   |   |            |                 |                |                |                  |  |  |
| Hot Wtr Piping/Pump   | 20%   |   | 2038       | * *             | 4              | \$100          | В                |  |  |
| No Component  | 80%   |   |            |                 |                |                | D                |  |  |
| Terminal Devices  |   |   |            |                 |                |                |                  |  |  |
| Convector/Radiator  | 20%   |   | 2035       | * *             | 1              | \$600          | В                |  |  |
| No Component  | 80%   |   |            |                 |                |                | D                |  |  |
| Air Conditioning  |   |   |            |                 |                |                |                  |  |  |
| Energy Source   |   |   |            |                 |                |                |                  |  |  |
| Electricity   | 100%  |   | 2038       | * *             | 1              |                | В                |  |  |
| Conversion Equipment  |   |   |            |                 |                |                |                  |  |  |
| Reciprocating   | 10%   |   | 2027       | * *             | 1              | \$400          | В                |  |  |
| Compr/Chiller<br>Ext Pkg Unit -   | 90%   |   | 2027       | * *             | 2              | \$500          | В                |  |  |
| Heating/Cooling   | Other Observation,<br>Location : Roof<br>Explanation : 6 Po | Extent : Light, Area                        | Affected   | : 100%          |                |                |                  |  |  |
| Terminal Devices  | Explanation . 0 F   | uckage Omis                                 |            |                 |                |                |                  |  |  |
| Direct Expansion  | 10%   |   | 2027       | * *             | 1              |                | В                |  |  |
|   | 90%   |   | 2027       |                 | 1              |                | Б<br>D           |  |  |
| No Component  | 7070  |   |            |                 |                |                | U                |  |  |
| Heat Rejection<br>Remote Air Cond   | 10%   |   | 2027       | * *             | 2              | \$600          | В                |  |  |
| No Component  | 90%   |   | 2027       |                 | 2              | \$000          | D                |  |  |
| Ventilation   | 7070  |   |            |                 |                |                | D                |  |  |
| Distribution  |   |   |            |                 |                |                |                  |  |  |
| Distribution<br>Ductwork/Diffusers  | 100%  |   | LIFE       | * *             | 2-5            | \$5,100        | В                |  |  |
| Exhaust Fans  | 10070   |   |            |                 | 2-3            | $\psi J, 100$  | Ч                |  |  |
| Roof  | 100%  |   | 2027       | * *             | 2              | \$300          | В                |  |  |
| Plumbing  | 10070   |   | 2021       |                 | 4              | ψ500           | U                |  |  |
| H/C Water Piping  |   |   |            |                 |                |                |                  |  |  |
| Brass/Copper  | 100%  |   | 2042       | * *             | 1              |                | В                |  |  |
| Water Heater  | 10070   |   | 2042       |                 | 1              |                | Ч                |  |  |
| Gas Fired   | 100%  |   | 2020       | \$2,400         | 2              | \$100          | В                |  |  |
| Sanitary Piping   | 10070   |   | 2020       | φ <b>2,</b> 400 | 2              | \$100          | D                |  |  |
| Cast Iron   | 100%  |   | LIFE       | * *             | 1              |                | В                |  |  |
| Storm Drain Piping  | 10070   |   | LIFE       |                 | 1              |                | D                |  |  |
| Cast Iron   | 100%  |   | LIFE       | * *             | 1              |                | В                |  |  |
| Cust non  | 10070   |   |            |                 | 1              |                | 5                |  |  |

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.

Asset # : 13412

| Mechanical                  | Current Repair                           | Future Repl              | acement M                | laintenance |                  |
|-----------------------------|--|--------------------------|--------------------------|-------------|------------------|
| System<br>Component<br>Type | % of Fail Date Estimate<br>Total (Years) | d Cost Year Estim<br>FY  | ated Cost Cycle<br>(Yrs) |             | Priority<br>Code |
| Plumbing                    |  |                          |                          |             |                  |
| Backflow Preventer          |  |                          |                          |             |                  |
| Generic                     | 100%                                     | 2027                     | ** 1                     | \$600       | В                |
| Fixtures                    |  |                          |                          |             |                  |
| Generic                     | 100%                                     |                          |                          |             | В                |
| Vertical Transport          |  |                          |                          |             |                  |
| Elevators                   |  |                          |                          |             |                  |
| Hydraulic                   | 100%                                     | LIFE                     | * *                      |             | С                |
|                             | Other Observation, Extent : Lig          | ht, Area Affected : 100% | <i></i>                  |             |                  |
|                             | Location : 1-2                           |                          |                          |             |                  |
|                             | Explanation : 1 Unit                     |                          |                          |             |                  |
| Fire Suppression            |  |                          |                          |             |                  |
| Sprinkler                   |  |                          |                          |             |                  |
| No Component                | 95%                                      |                          |                          |             | D                |
| Generic                     | 5%                                       | 2042                     | ** 1-2                   | \$100       | В                |

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

#### CAPITAL

| Total    |  |
|----------|--|
| Priority |  |

Total

| EXPENSE               | FY 2014  | FY 2015  | FY 2016  | FY 2017  |
|-----------------------|----------|----------|----------|----------|
| Exterior Architecture | \$69,300 | \$6,300  |          | \$11,900 |
| Interior Architecture | \$14,400 | \$7,000  | \$1,400  | \$1,900  |
| Electrical            | \$700    | \$900    | \$700    | \$13,300 |
| Mechanical            | \$4,900  | \$5,100  | \$5,100  | \$5,100  |
| Elevators/Escalators  | \$3,900  | \$3,900  | \$3,900  | \$3,900  |
| Total                 | \$93,200 | \$23,300 | \$11,200 | \$36,200 |
| Priority A            | \$69,300 | \$6,300  |          | \$11,900 |
| Priority B            | \$9,500  | \$16,300 | \$9,800  | \$22,300 |
| Priority C            | \$14,400 | \$700    | \$1,400  | \$1,900  |
| Total                 | \$93,200 | \$23,300 | \$11,200 | \$36,200 |



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.

#### Asset # : 13416

| Architecture                | Current Repair Future Replacement |                                    |   | Maintenance       |                       |                |                 |                  |
|-----------------------------|-----------------------------------|------------------------------------|---|-------------------|-----------------------|----------------|-----------------|------------------|
| System<br>Component<br>Type | % of<br>Total                     | Fail Date<br>(Years)               | Estimated Cost                          | Year<br>FY        | Estimated Cost        | Cycle<br>(Yrs) | Estimated Cost  | Priority<br>Code |
| xterior                     |                                   |                                    |   |                   |                       |                |                 |                  |
| Exterior Walls              |                                   |                                    | <b>*2</b> 0 <b>7</b> 00                 |                   | ste ste               | -              | ¢10 <b>7</b> 00 |                  |
| Masonry: Brick              |                                   | Now<br>netration, E<br>n : Through | \$30,700<br>Extent : Moderate, A<br>out | LIFE<br>Area Affe | * *<br>ected : 30%    | 5              | \$18,700        | А                |
| Metal/Glass Curt Wall       | Location<br>Caulking              | Progress,<br>1 : Through           | d, Extent : Modera                      |                   |                       | 5              | \$10,800        | A                |
| Metal Panel                 |                                   |                                    | \$600<br>eents, Extent : Ligh<br>out    | 2042<br>t, Area A | * *<br>ffected : 10%  | 5              | \$2,700         | А                |
| Metal: Cage/Fence           | 10%                               |                                    |   | 2035              | * *                   | 5              | \$12,600        | А                |
| Windows<br>Aluminum         |                                   | 4+<br>trip Missin<br>t : Through   | \$17,200<br>g, Extent : Modera<br>out   | 2038<br>te, Area  | * *<br>Affected : 20% | 5              | \$3,700         | А                |
| Parapets                    |                                   |                                    |   |                   |                       |                |                 |                  |
| Concrete Masonry Unit       | 50%                               |                                    |   | LIFE              | * *                   | 5              | \$2,100         | А                |
| Masonry: Brick              | 45%                               |                                    |   | LIFE              | * *                   | 5              | \$1,700         | А                |
| Metal: Cage/Fence           |                                   | 4+<br>/Rusting, E<br>1 : Through   | \$300<br>Extent : Moderate, A<br>out    | 2027<br>Area Affe | * *<br>ected : 20%    | 5              | \$600           | A                |
| Roof                        |                                   |                                    |   |                   |                       |                |                 |                  |
| Metal Panel                 |                                   | stallation, E<br>1 : Through       | Extent : Light, Area<br>out             | 2042<br>Affected  | * *<br>l : 100%       | 10             | \$2,400         | A                |
| Modified Bitumen            | 90%                               |                                    |   | 2027              | * *                   | 10             | \$11,900        | А                |
| terior                      |                                   |                                    |   |                   |                       |                |                 |                  |
| Floors                      |                                   |                                    |   |                   |                       |                |                 |                  |
| Ceramic Tile                | 5%                                |                                    |   | 2031              | * *                   | 5              | \$900           | С                |
| Panel/Paver: Cer/Brk        | 5%                                |                                    |   | 2038              | * *                   | 5              | \$2,000         | С                |
| Quarry Tile                 | 5%                                |                                    |   | 2035              | * *                   | 5              | \$1,400         | С                |
| Vinyl Tile                  |                                   | Now<br>Crumbling,<br>1 : Through   | \$14,400<br>Extent : Light, Are<br>out  | 2027<br>ea Affect | * *<br>ed : 10%       | 3              | \$5,800         | С                |
| Interior Walls              |                                   |                                    |   |                   |                       |                |                 |                  |
| Ceramic Tile                | 5%                                |                                    |   | 2031              | * *                   | 5              | \$1,900         | С                |
| Concrete Masonry Unit       | 20%                               |                                    |   | LIFE              | * *                   | 5              | \$3,000         | С                |
| Gypsum Board                | 20%                               |                                    |   | LIFE              | * *                   | 5              | \$4,500         | С                |
| SGFT/Glazed Masonry         | 55%                               |                                    |   | LIFE              | * *                   |                |                 | С                |
| Ceilings                    |                                   |                                    |   |                   |                       |                |                 |                  |
| AcousTileSusp.Lay-In        | 70%                               |                                    |   | 2035              | * *                   | 5              | \$12,700        | В                |
| Exposed Concrete            | 20%                               |                                    |   | LIFE              | * *                   | 5              | \$600           | В                |
| Metal Panel                 | 10%                               |                                    |   | LIFE              | * *                   | 5              | \$2,300         | В                |

*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.

#### Asset # : 13416

| Electrical                  | Current Re                     | SSET # : 134     |         | e Replacement  | M     | aintenance     |                  |
|-----------------------------|--------------------------------|------------------|---------|----------------|-------|----------------|------------------|
| System<br>Component<br>Type | -                              |                  |         | Estimated Cost |       | Estimated Cost | Priority<br>Code |
| Jnder 600 Volts             |                                |                  |         |                |       |                |                  |
| Service Equipment           |                                |                  |         |                |       |                |                  |
| Fused Disc Sw               | 100%                           |                  | 2042    | * *            | 5     | \$100          | В                |
|                             | Other Observation, Exte        |                  | ea Affe | cted : 100%    |       |                |                  |
|                             | Location : Electrical I        |                  | ~~~~~   | Switch         |       |                |                  |
| Switchgear / Switchboard    | Explanation : One 800          | ) Amps Main Disc | onneci  | Swiich         |       |                |                  |
| Molded Case Bkrs            | 100%                           |                  | 2042    | * *            | 5     | \$400          | В                |
| Raceway                     | 10070                          |                  | 2042    |                | 5     | φ+00           | Ь                |
| Conduit                     | 100%                           |                  | 2042    | * *            | 1     |                | В                |
| Panelboards                 |                                |                  |         |                |       |                |                  |
| Fused Disc Sw               | 10%                            |                  | 2038    | * *            | 5     |                | В                |
| Molded Case Bkrs            | 90%                            |                  | 2038    | * *            | 5     | \$300          | В                |
| Wiring                      |                                |                  |         |                |       |                |                  |
| Thermoplastic               | 100%                           |                  | 2042    | * *            | 1     |                | В                |
| Motor Controllers           |                                |                  |         |                |       |                |                  |
| Locally Mounted             | 100%                           |                  | 2035    | * *            | 5     | \$100          | В                |
| Ground                      |                                |                  |         |                |       |                |                  |
| Grounding Devices           |                                |                  |         |                |       |                |                  |
| Generic                     | 100%                           |                  | LIFE    | * *            | 5     | \$200          | В                |
| Lighting                    |                                |                  |         |                |       |                |                  |
| Interior Lighting           | 000/                           |                  | 2027    | * *            | 10    | ¢11 200        | р                |
| Fluorescent                 | 90%<br>Other Observation, Exte |                  | 2027    |                | 10    | \$11,200       | В                |
|                             | Location : Throughou           |                  | eu Ajje | cieu . 100%    |       |                |                  |
|                             | Explanation : T-8 Lan          |                  |         |                |       |                |                  |
| Fluorescent                 | 10%                            | -                | 2027    | * *            | 10    | \$1,200        | В                |
| Fluorescent                 | Other Observation, Exte        |                  |         |                | 10    | \$1,200        | D                |
|                             | Location : Lobby And           |                  | cu nyje | cica : 10070   |       |                |                  |
|                             | Explanation : T-5 Lan          |                  |         |                |       |                |                  |
| Egress Lighting             |                                |                  |         |                |       |                |                  |
| Exit, Service               | 100%                           |                  | 2032    | * *            | 1     |                | В                |
| Exterior Lighting           |                                |                  |         |                |       |                |                  |
| HID                         | 100%                           |                  | 2027    | * *            | 10    |                | В                |
| Alarm                       |                                |                  |         |                |       |                |                  |
| Security System             |                                |                  |         |                |       |                |                  |
| No Component                | 70%                            |                  |         |                |       |                | D                |
| Generic                     | 30%                            |                  | 2027    | * *            | 1     | \$1,500        | В                |
| Fire/Smoke Detection        |                                |                  |         |                |       |                |                  |
| No Component                | 30%                            |                  |         |                |       |                | D                |
| Generic                     | 70%                            |                  | 2027    | * *            | 1-3   | \$5,800        | В                |
| Machanical                  | Current Rep                    | air              | Futur   | e Replacement  | _N4   | aintenance     |                  |
| Mechanical                  |                                |                  |         |                |       |                |                  |
| System<br>Component         |                                | stimated Cost    |         | Estimated Cost | •     | Estimated Cost | •                |
| Туре                        | Total (Years)                  |                  | FY      |                | (Yrs) |                | Code             |

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.

#### Asset # : 13416

| Mechanical                     |               | Current F            | Repair               | Futur      | e Replacement  | Μ              | aintenance              |                  |
|--------------------------------|---------------|----------------------|----------------------|------------|----------------|----------------|-------------------------|------------------|
| System<br>Component<br>Type    | % of<br>Total | Fail Date<br>(Years) | Estimated Cost       | Year<br>FY | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost          | Priority<br>Code |
| Heating                        |               |                      |                      |            |                |                |                         |                  |
| Energy Source                  |               |                      |                      |            |                |                |                         |                  |
| Natural Gas                    | 100%          |                      |                      | 2042       | * *            | 1              |                         | В                |
| Conversion Equipment           |               |                      |                      |            |                |                |                         |                  |
| Hot Water Boiler               | 100%          |                      |                      | 2035       | * *            | 1              | \$6,700                 | В                |
|                                |               |                      | Extent : Light, Area | Affected   | : 100%         |                |                         |                  |
|                                | Location      | ı : Basemer          | ıt                   |            |                |                |                         |                  |
|                                | Explana       | tion : One           | Unit                 |            |                |                |                         |                  |
| Distribution                   |               |                      |                      |            |                |                |                         |                  |
| Hot Wtr Piping/Pump            | 100%          |                      |                      | 2030       | * *            | 4              | \$1,000                 | В                |
| Terminal Devices               |               |                      |                      |            | de de          |                | <b>*</b> ( <b>*</b> 0.0 | -                |
| Air Handler                    | 50%           |                      |                      | 2027       | * *            | 1              | \$4,200                 | B                |
| Convector/Radiator             | 50%           |                      |                      | 2027       | * *            | 1              | \$2,200                 | В                |
| Air Conditioning               |               |                      |                      |            |                |                |                         |                  |
| Energy Source                  | 1000/         |                      |                      | 2038       | * *            | 1              |                         | р                |
| Electricity                    | 100%          |                      |                      | 2038       |                | 1              |                         | В                |
| Conversion Equipment           | 100%          |                      |                      | 2027       | * *            | 1              | \$6,300                 | В                |
| Reciprocating<br>Compr/Chiller | 100%          |                      |                      | 2027       |                | 1              | \$0,500                 | D                |
| Terminal Devices               |               |                      |                      |            |                |                |                         |                  |
| Air Handler/Cool/Ht            | 100%          |                      |                      | 2027       | * *            | 1              | \$8,400                 | В                |
| Heat Rejection                 | 10070         |                      |                      | 2027       |                | 1              | φ <b>0,-</b> 00         | D                |
| Remote Air Cond                | 100%          |                      |                      | 2027       | * *            | 2              | \$9,400                 | В                |
| Ventilation                    | 10070         |                      |                      | 2021       |                | 2              | φ),100                  | D                |
| Distribution                   |               |                      |                      |            |                |                |                         |                  |
| Ductwork/Diffusers             | 100%          |                      |                      | LIFE       | * *            | 2-5            | \$7,500                 | В                |
| Exhaust Fans                   |               |                      |                      |            |                |                |                         |                  |
| Interior                       | 80%           |                      |                      | 2027       | * *            | 2              | \$300                   | В                |
| Roof                           | 20%           | Now                  | \$500                | 2022       | \$2,400        | 2              | \$100                   | В                |
|                                | Not in Ser    | vice, Exten          | t : Severe, Area Afj | fected : 2 | 0%             |                |                         |                  |
|                                | Location      | n : Kitchen          | Exhaust On Roof      |            |                |                |                         |                  |
| lumbing                        |               |                      |                      |            |                |                |                         |                  |
| H/C Water Piping               |               |                      |                      |            |                |                |                         |                  |
| Galv Iron/Steel                | 100%          |                      |                      | 2035       | * *            | 1              |                         | В                |
| Water Heater                   |               |                      |                      |            |                |                |                         |                  |
| Gas Fired                      | 100%          |                      |                      | 2020       | \$3,500        | 2              | \$200                   | В                |
| Sanitary Piping                |               |                      |                      |            |                |                |                         |                  |
| Cast Iron                      | 100%          |                      |                      | LIFE       | * *            | 1              |                         | В                |
| Storm Drain Piping             |               |                      |                      |            |                |                |                         |                  |
| Cast Iron                      | 100%          |                      |                      | LIFE       | * *            | 1              |                         | В                |
| Sump Pump(s)                   |               |                      |                      |            |                |                |                         | _                |
| Rigid Piping                   | 100%          |                      |                      | 2022       | \$10,100       | 4              | \$2,000                 | В                |
| Sewage Ejector(s)              | 100           |                      |                      |            |                |                | * • • • -               | -                |
| Compressed Air                 | 100%          |                      |                      | 2032       | * *            | 4              | \$1,300                 | В                |
| Backflow Preventer             | 100-          |                      |                      | 0000       | <b></b>        |                | *~~-                    |                  |
| Generic                        | 100%          |                      |                      | 2022       | \$1,500        | 1              | \$800                   | В                |
| Fixtures                       | 1005          |                      |                      |            |                |                |                         | F                |
| Generic                        | 100%          |                      |                      |            |                |                |                         | В                |

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.

#### Asset # : 13416

| Mechanical                  | Current Repair                               | Future Rep          | lacement   | Μ              | aintenance     |                  |
|-----------------------------|--|---------------------|------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of Fail Date Estimated Co<br>Total (Years) | st Year Estin<br>FY | nated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Vertical Transport          | •  |                     |            |                |                |                  |
| Elevators                   |  |                     |            |                |                |                  |
| Hydraulic                   | 100%   | LIFE                | * *        |                |                | С                |
|                             | Other Observation, Extent : Light, A         | rea Affected : 100  | %          |                |                |                  |
|                             | Location : Serves All Floors                 |                     |            |                |                |                  |
|                             | Explanation : One Unit                       |                     |            |                |                |                  |
| Fire Suppression            |  |                     |            |                |                |                  |
| Sprinkler                   |  |                     |            |                |                |                  |
| Generic                     | 100%   | 2042                | * *        | 1-2            | \$3,800        | В                |

 

 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 ALPHA CO | OTTAGE             |                       |
|-------------------|-------------------------------|--------------------|-----------------------|
| 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 | \$4,700 |
| Priority C            | \$11,400 |         | \$400    | \$200   |
| Total                 | \$61,300 | \$500   | \$10,400 | \$4,900 |



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

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

#### Asset # : 54

| rchitecture                             | Current   | Repair  | Futur   | e Replacement   | M              | aintenance                |                 |
|---|---|---|---|---|----------------|---------------------------|-----------------|
| stem                                    |   |   |   |   |                |                           |                 |
| Component<br>Type                       | % of Fail Dat<br>Total (Years)  | e Estimated Cost  | Year<br>FY  | Estimated Cost  | Cycle<br>(Yrs) | Estimated Cost            | Priority<br>Cod |
| terior                                  |   |   |   |   |                |                           |                 |
| Exterior Walls                          |   |   |   |   | _              |                           |                 |
| Masonry: Brick                          | Location : Throug<br>Other Observation,<br>Location : Throug  | Extent : Moderate, A  | Area Affe   | cted : 100%   | 5              | \$3,100                   | A               |
| Slate Panels                            | Location : Window   | od, Extent : Moderat  |   |   | 5              |                           | A               |
| Windows                                 | Location : Window   | W DIIIS   |   |   |                |                           |                 |
| Aluminum                                | 100%  |   | 2038  | * *   | 5              | \$500                     | А               |
| Parapets                                |   |   |   |   |                |                           |                 |
| Masonry: Brick                          | 95%   |   | LIFE  | * *   | 5              | \$500                     | А               |
| Masonry: Limestone                      | 5%  |   | LIFE  | * *   | 5              |                           | А               |
| Roof<br>Modified Bitumen                | Location : Throug   | nt : Moderate, Area A   |   |   |                |                           | Α               |
| erior                                   |   |   |   |   |                |                           |                 |
| Floors                                  |   |   |   |   | _              |                           | _               |
| Cast in Place Concrete                  | 5%  |   | LIFE  | * *   | 5              | \$500                     | C               |
| Vinyl Tile                              | 70%   | <b>*</b> • • • • • • •  | 2022  | \$31,800  | 3              | \$1 200                   |                 |
| Vinyl Tile                              | 25% 0-2<br>Cracking/Crumblin  | \$11,400  | 2022  |   |                | \$1,300                   | С               |
|   | Location : Baseme   |   |   |   | 3              | \$500                     | C               |
|   | Location : Baseme<br>Worn/Eroded, Exter   | ent<br>nt : Moderate, Area A  | , Area A <u>f</u>   | fected : 25%  | 3              |                           |                 |
| Interior Walls                          | Location : Baseme   | ent<br>nt : Moderate, Area A  | , Area A <u>f</u>   | fected : 25%  | 3              |                           |                 |
| Interior Walls<br>Concrete Masonry Unit | Location : Baseme<br>Worn/Eroded, Exter<br>Location : Baseme<br>70%   | ent<br>nt : Moderate, Area A<br>ent<br>Extent : Moderate, A   | , Area A <u>f</u><br>Affected :<br>LIFE   | fected : 25%<br>25%<br>* *  | 3              |                           |                 |
|   | Location : Baseme<br>Worn/Eroded, Exter<br>Location : Baseme<br>70%<br>Water Penetration,   | ent<br>nt : Moderate, Area A<br>ent<br>Extent : Moderate, A   | , Area A <u>f</u><br>Affected :<br>LIFE   | fected : 25%<br>25%<br>* *  |                | \$500                     | C               |
| Concrete Masonry Unit                   | Location : Basema<br>Worn/Eroded, Exter<br>Location : Basema<br>70%<br>Water Penetration,<br>Location : Basaen  | ent<br>nt : Moderate, Area A<br>ent<br>Extent : Moderate, A   | , Area A <u>f</u><br>Affected :<br>LIFE<br>Area Affeo                               | fected : 25%<br>25%<br>**<br>cted : 10%   | 5              | \$500<br>\$1,400          | C<br>C          |
| Concrete Masonry Unit<br>Plaster        | Location : Basema<br>Worn/Eroded, Exter<br>Location : Basema<br>70%<br>Water Penetration,<br>Location : Basaem<br>30%<br>10% Now<br>Broken/Missing Ele<br>Location : Basema<br>Staining/Discolorin<br>Location : Basema | ent<br>nt : Moderate, Area A<br>ent<br>Extent : Moderate, A<br>nent<br>\$2,900<br>ments, Extent : Seve<br>ent<br>g, Extent : Moderate                                 | , Area A <u>f</u><br>Affected :<br>LIFE<br>Area Affec<br>LIFE<br>2042<br>re, Area A | fected : 25%<br>25%<br>**<br>cted : 10%<br>**<br>Affected : 20%<br>fected : 50% | 5              | \$500<br>\$1,400          | C<br>C          |
| Concrete Masonry Unit Plaster Ceilings  | Location : Basema<br>Worn/Eroded, Exter<br>Location : Basema<br>70%<br>Water Penetration,<br>Location : Basaem<br>30%<br>10% Now<br>Broken/Missing Ele<br>Location : Basema<br>Staining/Discolorin<br>Location : Basema | ent<br>nt : Moderate, Area 2<br>ent<br>Extent : Moderate, A<br>nent<br>\$2,900<br>ments, Extent : Sever<br>ent<br>g, Extent : Moderate<br>ent<br>t : Moderate, Area 2 | , Area A <u>f</u><br>Affected :<br>LIFE<br>Area Affec<br>LIFE<br>2042<br>re, Area A | fected : 25%<br>25%<br>**<br>cted : 10%<br>**<br>Affected : 20%<br>fected : 50% | 5              | \$500<br>\$1,400<br>\$500 | C<br>C<br>C     |

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.

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

#### Asset # : 54

|                             |                         | Asset # :   | 54         |                |                |                |                 |
|-----------------------------|-------------------------|---|------------|----------------|----------------|----------------|-----------------|
| Electrical                  |                         | Current Repair                                      | Futur      | e Replacement  | Μ              | aintenance     |                 |
| System<br>Component<br>Type | % of<br>Total           | Fail Date Estimated Cost (Years)                    | Year<br>FY | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Cod |
| Inder 600 Volts             |                         |   |            |                |                |                |                 |
| Service Equipment           |                         |   |            |                |                |                |                 |
| Fused Disc Sw               | 100%                    |   | 2042       | * *            | 5              |                | В               |
|                             |                         | ervation, Extent : Moderate, .<br>: Electrical Room | Area Affe  | ected : 100%   |                |                |                 |
|                             |                         |   | ad @ 10    | 0.4            |                |                |                 |
| Switchgear / Switchboard    | Explanati               | ion : 1 Electrical Service Rat                      | ea @ 400   | 0 Amps         |                |                |                 |
| Fused Disc Sw               | 100%                    |   | 2042       | * *            | 5              |                | В               |
| Raceway                     | 10070                   |   | 2042       |                | 5              |                | D               |
| Conduit                     | 100%                    |   | 2042       | * *            | 1              |                | В               |
| Panelboards                 |                         |   |            |                |                |                |                 |
| Molded Case Bkrs            | 100%                    |   | 2038       | * *            | 5              | \$100          | В               |
| Wiring                      |                         |   |            |                |                |                |                 |
| Thermoplastic               | 100%                    |   | 2042       | * *            | 1              |                | В               |
| Ground                      |                         |   |            |                |                |                |                 |
| Grounding Devices           |                         |   |            |                |                |                |                 |
| Generic                     | 100%                    |   | LIFE       | * *            | 5              |                | В               |
| Lighting                    |                         |   |            |                |                |                |                 |
| Interior Lighting           | 1000/                   |   | 2027       | * *            | 10             | ¢2,000         | р               |
| Fluorescent                 | 100%<br>Other Obse      | ervation, Extent : Moderate, .                      | 2027       |                | 10             | \$3,000        | В               |
|                             |                         | : Throughout The Building                           | Areu Ajje  | clea . 10070   |                |                |                 |
|                             |                         | ion : T-12 Lamps                                    |            |                |                |                |                 |
| Egress Lighting             | 1                       |   |            |                |                |                |                 |
| Emergency, Battery          | 50%                     |   | 2027       | * *            | 10             | \$400          | В               |
| Exit, Service               | 50%                     |   | 2027       | * *            | 1              |                | В               |
| Exterior Lighting           |                         |   |            |                |                |                |                 |
| HID                         | 100%                    |   | 2027       | * *            | 10             |                | В               |
| Alarm                       |                         |   |            |                |                |                |                 |
| Security System             |                         |   |            |                |                |                |                 |
| No Component                | 70%                     |   |            |                |                |                | D               |
| Generic                     | 30%                     |   | 2022       | \$3,300        | 1              | \$400          | В               |
|                             |                         | ervation, Extent : Moderate, .                      | Area Affe  | ected : 100%   |                |                |                 |
|                             | Location<br>E-mlanation |   |            |                |                |                |                 |
| Fire/Smoke Detection        | елріанан                | ion : Cctv Camera System                            |            |                |                |                |                 |
| No Component                | 70%                     |   |            |                |                |                | D               |
| Generic                     | 30%                     |   | 2022       | \$11,300       | 1-3            | \$600          | B               |
|                             | 5070                    |   | 2022       | \$11,500       | 1.5            | 4000           | D               |
| Mechanical                  |                         | Current Repair                                      | Futur      | e Replacement  | Μ              | aintenance     |                 |
| System                      | % of                    | Fail Date Estimated Cost                            | Year       | Estimated Cost | Cycle          | Estimated Cost | Priority        |
| Component<br>Type           | Total                   | (Years)   | FY         |                | (Yrs)          |                | Cod             |
|                             |                         |   |            |                |                |                |                 |
| Ieating<br>Energy Source    |                         |   |            |                |                |                |                 |
| Natural Gas                 | 100%                    |   | 2032       | * *            | 1              |                | В               |
|                             | 10070                   |   | 2052       |                | 1              |                | U               |

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

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.

#### Print Date: 22-Oct-2012 ADMIN. FOR CHILDREN'S SERVICES - FY 2013

| Asset Name<br>Address | : CROSSROADS SHELTER MAIN BUI<br>: 1250 EAST 229TH STREET | ILDING             |                       |
|-----------------------|---|--------------------|-----------------------|
| 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.

#### Asset # : 1947

| rchitecture                |               | Current F                   | Repair                                    | Futur      | e Replacement  | M              | aintenance       |                |
|----------------------------|---------------|-----------------------------|---|------------|----------------|----------------|------------------|----------------|
| rstem<br>Component<br>Type | % of<br>Total | Fail Date<br>(Years)        | Estimated Cost                            | Year<br>FY | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost   | Priorit<br>Cod |
| terior                     |               |                             |   |            |                |                |                  |                |
| Exterior Walls             |               |                             |   |            |                |                |                  |                |
| Cast in Place Concrete     | 3%            |                             | \$6,900                                   | LIFE       | * *            | 5              | \$5,500          | Α              |
|                            |               | Crumbling,<br>1 : Building  | Extent : Moderate<br>Base                 | , Area Aj  | ffected : 10%  |                |                  |                |
| Masonry: Brick             | 92%           |                             |   | LIFE       | * *            | 5              | \$33,400         | А              |
| Masonry: Limestone         | 2%            |                             |   | LIFE       | * *            | 5              | \$500            | Α              |
| Stucco Cement              | 3%            |                             |   | 2035       | * *            | 5              | \$2,700          | Α              |
| Windows                    |               |                             |   |            |                |                |                  |                |
| Aluminum                   | 100%          |                             |   | 2038       | * *            | 5              | \$5,900          | Α              |
| Parapets                   |               |                             |   |            |                | _              |                  |                |
| Masonry: Brick             | 95%           |                             |   | LIFE       | * *            | 5              | \$9,800          | A              |
| Masonry: Limestone         | 5%            |                             |   | LIFE       | * *            | 5              | \$700            | А              |
| Roof                       | 0.00/         | NT                          | ¢10,400                                   | 2022       | ¢02.200        |                |                  |                |
| Single Ply Membrane        | 98%           |                             | \$18,400                                  | 2022       | \$92,200       |                |                  | А              |
|                            | -             |                             | tent : Moderate, Ar                       | ea Affec   | ted : 15%      |                |                  |                |
|                            |               | 1 : Over Sec                |   |            |                |                |                  |                |
|                            |               |                             | xtent : Moderate, A<br>07a And Various Oi |            | ctea : 10%     |                |                  |                |
|                            |               | <i>i</i> . <i>Koom</i> 20   | <i>Ta Ana various Ol</i>                  |            | ate ate        | 10             | ¢1.000           |                |
| Skylight, Metal/Glass      | 2%            |                             |   | 2042       | * *            | 10             | \$1,800          | Α              |
| erior<br>Floors            |               |                             |   |            |                |                |                  |                |
| Cast in Place Concrete     | 5%            |                             |   | LIFE       | * *            | 5              | \$4,300          | С              |
| Ceramic Tile               | 5%            |                             |   | 2031       | * *            | 5              | \$1,900          | C              |
| Quarry Tile                | 15%           |                             |   | 2031       | * *            | 5              | \$8,800          | C              |
| Sheet Vinyl/Rubber         | 30%           |                             |   | 2033       | * *            | 5              | \$17,500         | C              |
| Terrazzo                   | 20%           |                             |   | LIFE       | * *            | 5              | \$6,100          | C              |
| Vinyl Tile                 | 25%           |                             |   | 2027       | * *            | 3              | \$3,700          | C              |
| Interior Walls             | 2570          |                             |   | 2021       |                | 5              | \$3,700          | C              |
| Ceramic Tile               | 5%            |                             |   | 2031       | * *            | 5              | \$3,800          | С              |
| Fiberglass Panel           | 40%           |                             |   | LIFE       | * *            | 5              | \$5,000          | C              |
| Gypsum Board               | 55%           |                             |   | LIFE       | * *            | 5              | \$24,800         | C              |
| Ceilings                   | 0070          |                             |   | 211 2      |                | 0              | ¢ <b>=</b> 1,000 | 0              |
| Gypsum Board               | 85%           |                             |   | LIFE       | * *            | 5              | \$41,400         | В              |
|                            | Water Per     | ietration, E<br>i : Room 20 | xtent : Moderate, A                       |            | cted : 10%     | -              | ÷,               |                |
| Metal Panel                | 15%           |                             | ,   | LIFE       | * *            | 5              | \$7,300          | В              |
|                            | 1570          |                             |   | LIIL       |                | 5              | ψ1,500           | D              |
| lectrical                  |               | Current F                   | Repair                                    | Futur      | e Replacement  | Μ              | aintenance       |                |
| vstem<br>Component         | % of          |                             | Estimated Cost                            |            | Estimated Cost | •              | Estimated Cost   |                |
| Туре                       | Total         | (Years)                     |   | FY         |                | (Yrs)          |                  | Cod            |
| nder 600 Volts             | -             |                             |   |            |                |                |                  |                |
| Service Equipment          |               |                             |   |            |                |                |                  |                |
| Fused Disc Sw              | 100%          |                             |   | 2042       | * *            | 5              | \$100            | В              |
|                            | Other Obs     | servation, E                | Extent : Moderate, A                      | Area Affe  | ected : 100%   |                |                  |                |
|                            | Location      | ı : Electrica               | al Room                                   |            |                |                |                  |                |
|                            | Explana       | tion : 1 Ele                | ctrical Services Ra                       | tød @ 3(   | 000 Amns       |                |                  |                |

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.

Asset # : 1947

|                             |                                       | Set # : 1947                          |            |                |                |                 |
|-----------------------------|---------------------------------------|---------------------------------------|------------|----------------|----------------|-----------------|
| Electrical                  | Current Repair                        | Future Repla                          | acement    | М              | aintenance     |                 |
| System<br>Component<br>Type | % of Fail Date Estin<br>Total (Years) | nated Cost Year Estim<br>FY           | ated Cost  | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Cod |
| Inder 600 Volts             |                                       |                                       |            |                |                |                 |
| Switchgear / Switchboard    |                                       |                                       |            |                |                |                 |
| Fused Disc Sw               | 100%                                  | 2042                                  | * *        | 5              | \$100          | В               |
| Raceway                     |                                       |                                       |            |                |                |                 |
| Conduit                     | 100%                                  | 2042                                  | * *        | 1              |                | В               |
| Panelboards                 |                                       |                                       |            | _              |                | -               |
| Fused Disc Sw               | 2%                                    | 2038                                  | * *        | 5              | ¢000           | В               |
| Molded Case Bkrs            | 98%                                   | 2038                                  | * *        | 5              | \$800          | В               |
| Wiring                      | 1000/                                 | 20.42                                 | * *        | 1              |                | D               |
| Thermoplastic               | 100%                                  | 2042                                  | * *        | 1              |                | В               |
| Motor Controllers           | 1000/                                 | 2025                                  | * *        | 5              | ¢200           | р               |
| Locally Mounted             | 100%                                  | 2035                                  |            | 5              | \$200          | В               |
| Grounding Devices           |                                       |                                       |            |                |                |                 |
| Generic                     | 100%                                  | LIFE                                  | * *        | 5              | \$500          | В               |
| tand-by Power               | 100/0                                 |                                       |            | 5              | φ500           | D               |
| Transfer Switches           |                                       |                                       |            |                |                |                 |
| Automatic                   | 100%                                  | 2035                                  | * *        | 1              | \$9,500        | В               |
| Generators                  | 100/0                                 | 2000                                  |            | -              | <i>\$7,000</i> | 2               |
| Diesel                      | 100%                                  | 2031                                  | * *        | 1              | \$11,900       | В               |
|                             |                                       | Moderate, Area Affected : 1           | 100%       |                | + ;; * * *     |                 |
|                             | Location : Outside The Bi             |                                       |            |                |                |                 |
|                             | Explanation : Diesel Gen              | erator Rated @ 100 Kw                 |            |                |                |                 |
| Batteries                   |                                       |                                       |            |                |                |                 |
| Lead/Acid                   | 100%                                  | 2016                                  | \$600      | 5              | \$1,100        | В               |
| Fuel Storage                |                                       |                                       |            |                |                |                 |
| Main Tank                   | 100%                                  | 2050                                  | * *        | 5              | \$800          | В               |
| Lighting                    |                                       |                                       |            |                |                |                 |
| Interior Lighting           |                                       |                                       |            |                | <b>***</b>     | -               |
| Fluorescent                 | 95%                                   | 2027                                  | * *        | 10             | \$22,700       | В               |
|                             |                                       | Moderate, Area Affected : 1           | 00%        |                |                |                 |
|                             | Location : Throughout Th              | 0                                     |            |                |                |                 |
|                             | Explanation : T-8 Lamps               |                                       |            |                |                |                 |
| Fluorescent                 | 3%                                    | 2027                                  | * *        | 10             | \$700          | В               |
|                             |                                       | Moderate, Area Affected : 1           | 00%        |                |                |                 |
|                             | Location : Hallways                   |                                       |            |                |                |                 |
|                             | Explanation : Compact F               |                                       | de de      |                |                |                 |
| Fluorescent                 | 2%                                    | 2027                                  | * *        | 10             | \$500          | В               |
|                             |                                       | Moderate, Area Affected : 1           | 00%        |                |                |                 |
|                             | Location : Electrical And             |                                       |            |                |                |                 |
| Eanogo Lighting             | Explanation : T-12 Lamp               | S                                     |            |                |                |                 |
| Egress Lighting             | <b>5</b> 00/                          | 2027                                  | * *        | 1              |                | п               |
| Emergency, Service          | 50%<br>Other Observation Extent       | 2027<br>Moderate, Area Affected : 1   |            | 1              |                | В               |
|                             | Location : Throughout Th              |                                       | 00/0       |                |                |                 |
|                             |                                       | е Бинанд<br>Lights Powered Thru The G | onorator C | rcuit          |                |                 |
| Enit Samiaa                 |                                       | -                                     | **         |                |                | п               |
| Exit, Service               | 50%                                   | 2027                                  | ~ ~        | 1              |                | В               |

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.

Asset # : 1947

| Electrical  | Current Repair  |                           | eplacement      |                | aintenance     |                 |
|---|---|---------------------------|-----------------|----------------|----------------|-----------------|
| System<br>Component<br>Type   | % of Fail Date Estimated (<br>Total (Years)                           | Cost Year E<br>FY         | stimated Cost   | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Cod |
| ighting   |   |                           |                 |                |                |                 |
| Exterior Lighting   | 1000/   | 2027                      | * *             | 10             | ¢100           | р               |
| HID<br>ightning Protection  | 100%  | 2027                      | 4. 4.           | 10             | \$100          | В               |
| Arresters/Cabling   |   |                           |                 |                |                |                 |
| Generic   | 100%  | 2025                      | * *             | 5              | \$300          | В               |
| Alarm   |   |                           |                 |                | +              |                 |
| Security System   |   |                           |                 |                |                |                 |
| No Component  | 50%   |                           |                 |                |                | D               |
| Generic   | 50%   | 2027                      | * *             | 1              | \$5,700        | В               |
|   | Other Observation, Extent : Moder                                     |                           | d : 100%        |                |                |                 |
|   | Location : Outside And Hallways                                       |                           |                 |                |                |                 |
| E'm (Constanting  | Explanation : Cctv Camera Syste                                       | em And Intrusion          | Alarm System    |                |                |                 |
| Fire/Smoke Detection<br>No Component  | 50%   |                           |                 |                |                | D               |
| Generic   | 50%   | 2027                      | * *             | 1-3            | \$9,500        | B               |
| Generie   | Other Observation, Extent : Moder                                     |                           | d:100%          | 1-5            | φ),500         | D               |
|   | Location : Hallways   | ale, in cariggeere        | u · 10070       |                |                |                 |
|   | Explanation : Strobe Lights, Smo                                      | oke Detector, Alar        | rm Bells And Ma | anual Pu       | ll Station     |                 |
|   |   |                           |                 |                |                |                 |
| Mechanical  | Current Repair  | Future R                  | Replacement     | M              | aintenance     |                 |
| System<br>Component<br>Type   | % of Fail Date Estimated (<br>Total (Years)                           | Cost Year E<br>FY         | stimated Cost   | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Cod |
| Ieating   |   |                           |                 |                |                |                 |
| Energy Source   |   |                           |                 |                |                |                 |
| Electricity   | 20%   | 2042                      | * *             | 1              |                | В               |
| Natural Gas   | 80%   | 2042                      | * *             | 1              |                | В               |
| Conversion Equipment  |   |                           |                 |                |                | _               |
| Furnace   | 80%   | 2027                      | * *             | 1              | \$10,300       | В               |
|   | Other Observation, Extent : Light,                                    | Area Affected : 8         | 0%              |                |                |                 |
|   | Location : Roof   | a a Iluita                |                 |                |                |                 |
| De l'est Hester   | Explanation : 7 Roof Top Packag                                       | -                         | ¢25.500         |                | ¢2 400         | D               |
| Radiant Heater  | 20%<br>Other Observation, Extent : Light,                             | 2022<br>Area Affected - 2 | \$25,500        | 2              | \$2,400        | В               |
|   | Location : Hallways   | Area Ajjeciea . 2         | 070             |                |                |                 |
|   | Explanation : 11 Electric Radian                                      | nts                       |                 |                |                |                 |
|   |   | 25                        |                 |                |                |                 |
| Air Conditioning  |   |                           |                 |                |                |                 |
| -   |   |                           |                 |                |                |                 |
| Air Conditioning<br>Energy Source<br>Electricity  | 100%  | 2038                      | * *             | 1              |                | В               |
| Energy Source<br>Electricity<br>Conversion Equipment                                      |   | 2038                      | * *             | 1              |                | В               |
| Energy Source<br>Electricity<br>Conversion Equipment<br>Ext Pkg Unit -                    |   | 2038<br>2027              | * *             | 1              | \$1,600        | B               |
| Energy Source<br>Electricity<br>Conversion Equipment                                      | 100%  | 2027                      | * *             |                | \$1,600        |                 |
| Energy Source<br>Electricity<br>Conversion Equipment<br>Ext Pkg Unit -                    | 100%<br>100%<br>Other Observation, Extent : Light,                    | 2027                      | * *             |                | \$1,600        |                 |
| Energy Source<br>Electricity<br>Conversion Equipment<br>Ext Pkg Unit -                    | 100%<br>100%<br>Other Observation, Extent : Light,<br>Location : Roof | 2027<br>Area Affected : 1 | * *             |                | \$1,600        |                 |
| Energy Source<br>Electricity<br>Conversion Equipment<br>Ext Pkg Unit -<br>Heating/Cooling | 100%<br>100%<br>Other Observation, Extent : Light,                    | 2027<br>Area Affected : 1 | * *             |                | \$1,600        |                 |
| Energy Source<br>Electricity<br>Conversion Equipment<br>Ext Pkg Unit -<br>Heating/Cooling | 100%<br>100%<br>Other Observation, Extent : Light,<br>Location : Roof | 2027<br>Area Affected : 1 | * *             |                | \$1,600        |                 |
| Electricity<br>Conversion Equipment<br>Ext Pkg Unit -                                     | 100%<br>100%<br>Other Observation, Extent : Light,<br>Location : Roof | 2027<br>Area Affected : 1 | * *             |                | \$1,600        |                 |

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

| Asset # : ' | 1947 |
|-------------|------|
|-------------|------|

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

#### 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 | \$2,200 |
| Priority C            |          |         | \$800    |         |
| Total                 | \$48,400 | \$500   | \$10,800 | \$2,200 |



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.

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

#### Asset # : 30

| rchitecture              |               | Current I                  | Repair                    | Futur      | e Replacement          | M              | aintenance     |                |
|--------------------------|---------------|----------------------------|---------------------------|------------|------------------------|----------------|----------------|----------------|
| stem<br>Component        | % of<br>Total | Fail Date<br>(Years)       | Estimated Cost            | Year<br>FY | Estimated Cost         | Cycle<br>(Yrs) | Estimated Cost | Priorit<br>Cod |
| Туре                     |               |                            |                           |            |                        |                |                |                |
| terior<br>Exterior Walls |               |                            |                           |            |                        |                |                |                |
| Masonry: Brick           | 98%           | Now                        | \$20,200                  | LIFE       | * *                    | 5              | \$3,100        | А              |
| Masoni y. Brick          |               |                            | d, Extent : Moderat       |            | Affected · 50%         | 5              | \$5,100        | А              |
|                          |               | 1 : Through                |                           | e, 11/eu 1 | <i>ijjeereu</i> : 2070 |                |                |                |
|                          |               | -                          | Extent : Moderate, 4      | Area Affe  | ected : 100%           |                |                |                |
|                          |               | : Through                  |                           |            |                        |                |                |                |
|                          |               | 6                          | Building Is Present       | ly Vacan   | t.                     |                |                |                |
| Slate Panels             | 2%            |                            | \$3,700                   | LIFE       | * *                    | 5              |                | А              |
|                          |               |                            | ents, Extent : Seve       |            | Affected : 50%         | 5              |                |                |
|                          |               | ı : Window                 |                           |            |                        |                |                |                |
|                          | Jnt Morta     | r Miss/Eroo                | d, Extent : Moderat       | e, Area I  | Affected : 50%         |                |                |                |
|                          |               | n : Window                 |                           |            |                        |                |                |                |
|                          | Spalling, I   | Extent : Mo                | derate, Area Affect       | ed : 25%   | 6                      |                |                |                |
|                          | Location      | ı : Window                 | Sills                     |            |                        |                |                |                |
| Windows                  |               |                            |                           |            |                        |                |                |                |
| Aluminum                 | 100%          |                            |                           | 2038       | * *                    | 5              | \$500          | Α              |
| Parapets                 |               |                            |                           |            |                        |                |                |                |
| Masonry: Brick           | 95%           |                            |                           | LIFE       | * *                    | 5              | \$500          | А              |
| Masonry: Limestone       | 5%            |                            |                           | LIFE       | * *                    | 5              |                | A              |
| Roof                     | 1000          |                            | ***                       |            |                        |                |                |                |
| Modified Bitumen         | 100%          |                            | \$22,700                  | 2032       | * *                    |                |                | А              |
|                          |               |                            | derate, Area Affecto      | ea : 30%   |                        |                |                |                |
|                          |               | 1 : Through                | oui<br>: Moderate, Area . | Affected   | . 500/                 |                |                |                |
|                          |               | aea, Exieni<br>1 : Through |                           | чјјестец   | . 50%                  |                |                |                |
| erior                    | Locuitor      | i . Infough                | <i>oui</i>                |            |                        |                |                |                |
| Floors                   |               |                            |                           |            |                        |                |                |                |
| Cast in Place Concrete   | 5%            |                            |                           | LIFE       | * *                    | 5              | \$500          | С              |
| Ceramic Tile             | 5%            |                            |                           | 2031       | * *                    | 5              | \$200          | Ċ              |
| Vinyl Tile               | 90%           |                            |                           | 2022       | \$40,900               | 3              | \$1,700        | С              |
| Interior Walls           |               |                            |                           |            | ·                      |                |                |                |
| Ceramic Tile             | 5%            |                            |                           | 2031       | * *                    | 5              | \$300          | С              |
| Concrete Masonry Unit    | 85%           |                            |                           | LIFE       | * *                    | 5              | \$1,800        | С              |
| Plaster                  | 10%           |                            |                           | LIFE       | * *                    | 5              | \$200          | С              |
| Ceilings                 |               |                            |                           |            |                        |                |                |                |
| Plaster                  | 90%           |                            |                           | LIFE       | * *                    | 5              | \$2,700        | В              |
| Plaster                  | 10%           |                            | \$800                     | LIFE       | * *                    | 5              | \$300          | В              |
|                          |               |                            | Extent : Moderate         | , Area A   | ffected : 10%          |                |                |                |
|                          |               | n : Basemer                |                           |            |                        |                |                |                |
|                          | Water Per     | etration, E                | xtent : Moderate, A       | Area Affe  | cted : 10%             |                |                |                |

Location : Basement

| Electrical                  |               | Current F            | Repair         | Futur      | e Replacement  | M              | aintenance     |                  |
|-----------------------------|---------------|----------------------|----------------|------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total | Fail Date<br>(Years) | Estimated Cost | Year<br>FY | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |

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.

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

Asset # : 30

| Current Repair  | Futur   | e Replacement   | M  | aintenance   |   |
|---|---|---|--|--|---|
| % of Fail Date Estimated<br>Total (Years)   | Cost Year<br>FY   | Estimated Cost  | Cycle<br>(Yrs)   | Estimated Cost   | Priority<br>Cod   |
|   |   |   |  |  |   |
|   |   |   |  |  |   |
| 100%  | 2032  | * *   | 5  |  | В   |
|   |   | de de   |  |  | -   |
| 100%  | 2032  | * *   | 1  |  | В   |
| 1000/   | 2020  | * *   | 5  | \$100  | В   |
| 100%  | 2030  |   | 5  | \$100  | D   |
| 100%  | 2032  | * *   | 1  |  | В   |
| 10070   | 2032  |   | 1  |  | D   |
|   |   |   |  |  |   |
| 100%  | LIFE  | * *   | 5  |  | В   |
|   |   |   |  |  |   |
|   |   |   |  |  |   |
|   |   |   | 10   | \$3,000  | В   |
|   | . 55  | cted : 100%   |  |  |   |
| _   | lding   |   |  |  |   |
| Explanation : T12 Lamps   |   |   |  |  |   |
| 500/  | 2022  | \$700   | 10   | \$400  | р   |
|   |   |   |  | \$400  | B<br>B  |
| 30%   | 2022  | \$300   | 1  |  | D   |
| 100%  | 2022  | \$100   | 10   |  | В   |
| 100/0   | 2022  | ψ100  | 10   |  | D   |
|   |   |   |  |  |   |
|   |   |   |  |  |   |
| 70%   |   |   |  |  | D   |
| 70%<br>30%  | 2022  | \$3,300   | 1  | \$400  | D<br>B  |
|   |   | . ,   | 1  | \$400  |   |
| 30%   |   | . ,   | 1  | \$400  |   |
| 30%<br>Other Observation, Extent : Mod  | erate, Area Affe  | . ,   | 1  | \$400  |   |
| 30%<br>Other Observation, Extent : Mod<br>Location : Outside<br>Explanation : Cctv Camera Sys   | erate, Area Affe  | . ,   | 1  | \$400  | В   |
| 30%<br>Other Observation, Extent : Mod<br>Location : Outside<br>Explanation : Cctv Camera Sys<br>70%  | erate, Area Affe<br>tem   | cted : 100%   |  |  | B   |
| 30%<br>Other Observation, Extent : Mod<br>Location : Outside<br>Explanation : Cctv Camera Sys   | erate, Area Affe  | . ,   |  | \$400<br>\$600   | В   |
| 30%<br>Other Observation, Extent : Mod<br>Location : Outside<br>Explanation : Cctv Camera Sys<br>70%  | erate, Area Affe<br>tem<br>2022   | cted : 100%   | 1-3  |  | B   |
| 30%<br>Other Observation, Extent : Mod<br>Location : Outside<br>Explanation : Cctv Camera Sys<br>70%<br>30%<br>Current Repair   | erate, Area Affe<br>tem<br>2022<br>Futur  | steed : 100%<br>\$11,300<br>e Replacement   | 1-3<br>M   | \$600<br>aintenance  | B<br>D<br>B   |
| 30%<br>Other Observation, Extent : Mod<br>Location : Outside<br>Explanation : Cctv Camera Sys<br>70%<br>30%<br>Current Repair<br>% of Fail Date Estimated   | erate, Area Affe<br>tem<br>2022<br>Futur<br>Cost Year   | sted : 100%   | 1-3<br>M<br>Cycle  | \$600  | B<br>D<br>B<br>Priority   |
| 30%<br>Other Observation, Extent : Mod<br>Location : Outside<br>Explanation : Cctv Camera Sys<br>70%<br>30%<br>Current Repair   | erate, Area Affe<br>tem<br>2022<br>Futur  | steed : 100%<br>\$11,300<br>e Replacement   | 1-3<br>M   | \$600<br>aintenance  | B<br>D<br>B<br>Priority   |
| 30%<br>Other Observation, Extent : Mod<br>Location : Outside<br>Explanation : Cctv Camera Sys<br>70%<br>30%<br>Current Repair<br>% of Fail Date Estimated   | erate, Area Affe<br>tem<br>2022<br>Futur<br>Cost Year   | steed : 100%<br>\$11,300<br>e Replacement   | 1-3<br>M<br>Cycle  | \$600<br>aintenance  | B<br>D<br>B<br>Priority   |
| 30%<br>Other Observation, Extent : Mod<br>Location : Outside<br>Explanation : Cctv Camera Sys<br>70%<br>30%<br>Current Repair<br>% of Fail Date Estimated<br>Total (Years)  | erate, Area Affé<br>ntem<br>2022<br>Futur<br>Cost Year<br>FY  | \$11,300<br>\$11,300<br>e Replacement<br>Estimated Cost   | 1-3<br>M<br>Cycle<br>(Yrs)   | \$600<br>aintenance  | B<br>D<br>B<br>Priority<br>Cod  |
| 30%<br>Other Observation, Extent : Mod<br>Location : Outside<br>Explanation : Cctv Camera Sys<br>70%<br>30%<br>Current Repair<br>% of Fail Date Estimated   | erate, Area Affe<br>tem<br>2022<br>Futur<br>Cost Year   | steed : 100%<br>\$11,300<br>e Replacement   | 1-3<br>M<br>Cycle  | \$600<br>aintenance  | B<br>D<br>B<br>Priority   |
| 30%<br>Other Observation, Extent : Mod<br>Location : Outside<br>Explanation : Cctv Camera Sys<br>70%<br>30%<br>Current Repair<br>% of Fail Date Estimated<br>Total (Years)<br>100%  | erate, Area Affe<br>tem<br>2022<br>Futur<br>Cost Year<br>FY<br>2032   | \$11,300<br><b>e Replacement</b><br>Estimated Cost<br>**  | 1-3<br>M<br>Cycle<br>(Yrs)<br>1  | \$600<br>aintenance<br>Estimated Cost  | B<br>D<br>B<br>Priority<br>Cod  |
| 30%<br>Other Observation, Extent : Mod<br>Location : Outside<br>Explanation : Cctv Camera Sys<br>70%<br>30%<br>Current Repair<br>% of Fail Date Estimated<br>Total (Years)<br>100%  | erate, Area Affe<br>tem 2022 Futur Cost Year FY 2032 2032   | stinated Cost<br>***  | 1-3<br>M<br>Cycle<br>(Yrs)   | \$600<br>aintenance  | B<br>D<br>B<br>Priority<br>Cod  |
| 30%<br>Other Observation, Extent : Mod<br>Location : Outside<br>Explanation : Cctv Camera Sys<br>70%<br>30%<br>Current Repair<br>% of Fail Date Estimated<br>Total (Years)<br>100%<br>100%<br>Other Observation, Extent : Ligh                        | erate, Area Affe<br>tem 2022 Futur Cost Year FY 2032 2032   | stinated Cost<br>***  | 1-3<br>M<br>Cycle<br>(Yrs)<br>1  | \$600<br>aintenance<br>Estimated Cost  | B<br>D<br>B<br>Priority<br>Cod  |
| 30%<br>Other Observation, Extent : Mod<br>Location : Outside<br>Explanation : Cctv Camera Sys<br>70%<br>30%<br>Current Repair<br>% of Fail Date Estimated<br>Total (Years)<br>100%<br>100%<br>Other Observation, Extent : Ligh<br>Location : Basement | erate, Area Affe<br>tem 2022 Futur Cost Year FY 2032 2032   | stinated Cost<br>***  | 1-3<br>M<br>Cycle<br>(Yrs)<br>1  | \$600<br>aintenance<br>Estimated Cost  | B<br>D<br>B<br>Priority<br>Cod  |
| 30%<br>Other Observation, Extent : Mod<br>Location : Outside<br>Explanation : Cctv Camera Sys<br>70%<br>30%<br>Current Repair<br>% of Fail Date Estimated<br>Total (Years)<br>100%<br>100%<br>Other Observation, Extent : Ligh                        | erate, Area Affe<br>tem 2022 Futur Cost Year FY 2032 2032   | stinated Cost<br>***  | 1-3<br>M<br>Cycle<br>(Yrs)<br>1  | \$600<br>aintenance<br>Estimated Cost  | B<br>D<br>B<br>Priority<br>Cod  |
|   | Total         (Years)           100%         100%           100%         100%           100%         100%           100%         100% | Total (Years)         FY           100%         2032           100%         2032           100%         2032           100%         2030           100%         2032           100%         2032           100%         2032           100%         2032           00%         2032           00%         2032           00%         2032           00%         2032           00%         2022           0ther Observation, Extent : Moderate, Area Affer           Location : Throughout The Building           Explanation : T12 Lamps           50%         2022           50%         2022 | Total (Years)         FY           100%         2032         **           100%         2032         **           100%         2030         **           100%         2032         **           100%         2032         **           100%         2032         **           100%         2032         **           100%         2032         **           100%         2032         **           100%         2032         **           100%         2022         \$7,700           Other Observation, Extent : Moderate, Area Affected : 100%         Location : Throughout The Building           Explanation : T12 Lamps         2022         \$700           50%         2022         \$300 | Total (Years)         FY         (Yrs)           100%         2032         **         5           100%         2032         **         1           100%         2030         **         5           100%         2030         **         5           100%         2032         **         1           100%         2032         **         1           100%         2032         **         1           100%         2032         **         1           100%         2032         **         1           100%         2022         \$7,700         10           Other Observation, Extent : Moderate, Area Affected : 100%         10         10           Other Observation, Extent The Building         Explanation : T12 Lamps         \$700         10           50%         2022         \$700         10         10 | Total (Years)         FY         (Yrs)           100%         2032         **         5           100%         2032         **         1           100%         2030         **         5         \$100           100%         2030         **         5         \$100           100%         2032         **         1 |

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.

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

Asset # : 30

| Mechanical                  |               | Current F            | Repair               | Futur      | e Replacement  | M              | aintenance     |                 |
|-----------------------------|---------------|----------------------|----------------------|------------|----------------|----------------|----------------|-----------------|
| System<br>Component<br>Type | % of<br>Total | Fail Date<br>(Years) | Estimated Cost       | Year<br>FY | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Cod |
| Heating                     |               |                      |                      |            |                |                |                |                 |
| Terminal Devices            |               |                      |                      |            |                |                |                |                 |
| Convector/Radiator          | 100%          |                      |                      | 2020       | \$34,300       | 1              | \$1,100        | В               |
| Air Conditioning            |               |                      |                      |            |                |                |                |                 |
| Energy Source               |               |                      |                      |            |                |                |                |                 |
| Electricity                 | 100%          |                      |                      | 2030       | * *            | 1              |                | В               |
| <b>Conversion Equipment</b> |               |                      |                      |            |                |                |                |                 |
| Int Pkg Unit - Cooling      | 20%           |                      | \$500                | 2016       | \$9,400        | 2              |                | В               |
|                             |               |                      | t : Severe, Area Aff | ected : 2  | 0%             |                |                |                 |
|                             | Location      | ı : Basemen          | nt                   |            |                |                |                |                 |
| No Component                | 80%           |                      |                      |            |                |                |                | D               |
| Distribution                |               |                      |                      |            |                |                |                |                 |
| Ductwork/Diffusers          | 20%           |                      |                      | LIFE       | * *            | 2              | \$900          | В               |
| No Component                | 80%           |                      |                      |            |                |                |                | D               |
| Heat Rejection              |               |                      |                      |            |                |                |                |                 |
| Remote Air Cond             | 20%           |                      |                      | 2017       | \$900          | 2              | \$500          | В               |
| No Component                | 80%           |                      |                      |            |                |                |                | D               |
| Plumbing                    |               |                      |                      |            |                |                |                |                 |
| H/C Water Piping            |               |                      |                      |            |                |                |                |                 |
| Brass/Copper                | 100%          |                      |                      | 2032       | * *            | 1              |                | В               |
| Water Heater                |               |                      |                      |            |                |                |                |                 |
| Gas Fired                   | 100%          |                      |                      | 2017       | \$800          | 2              | \$100          | В               |
| Sanitary Piping             |               |                      |                      |            |                |                |                |                 |
| Cast Iron                   | 100%          |                      |                      | LIFE       | * *            | 1              |                | В               |
| Storm Drain Piping          |               |                      |                      |            |                |                |                |                 |
| Cast Iron                   | 100%          |                      |                      | LIFE       | * *            | 1              |                | В               |
| Fixtures                    |               |                      |                      |            |                |                |                |                 |
| Generic                     | 100%          |                      |                      |            |                |                |                | В               |
| Fire Suppression            |               |                      |                      |            |                |                |                |                 |
| Sprinkler                   |               |                      |                      |            |                |                |                |                 |
| No Component                | 90%           |                      |                      |            |                |                |                | D               |
| Generic                     | 10%           |                      |                      | 2022       | \$4,200        | 1-2            | \$100          | В               |

*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.

#### 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 H  | Project Type : CHILDREN'S SERVICES |  |  |  |  |  |  |  |
| Date of Survey    | : 28-Jun-2010 I                                       | Landmark Status : NONE             |  |  |  |  |  |  |  |
| Areas Surveyed    | : Basement, Roof, Floors 1,2                          |                                    |  |  |  |  |  |  |  |
| Block             | : 2861 Lot : 129 H                                    | 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.

|  |               |                      | Asset # : 13                  |              |                          |                |                     |                  |
|--|---------------|----------------------|-------------------------------|--------------|--------------------------|----------------|---------------------|------------------|
| Architecture   |               | Current F            | Repair                        | Futur        | e Replacement            | М              | aintenance          |                  |
| System<br>Component<br>Type                              | % of<br>Total | Fail Date<br>(Years) | Estimated Cost                | Year<br>FY   | Estimated Cost           | Cycle<br>(Yrs) | Estimated Cost      | Priority<br>Code |
| xterior  | _             |                      |                               |              |                          |                |                     |                  |
| Exterior Walls   |               |                      |                               |              |                          |                |                     |                  |
| Masonry: Brick   | 93%           |                      |                               | LIFE         | * *                      | 5              | \$21,600            | А                |
| Metal Panel  | 2%            |                      |                               | 2042         | * *                      | 5-10           | \$3,200             | А                |
| Window Wall  | 5%            |                      |                               | 2042         | * *                      | 5              | \$4,400             | А                |
| Windows  |               |                      |                               |              |                          |                |                     |                  |
| Aluminum   | 95%           |                      |                               | 2038         | * *                      | 5              | \$2,900             | А                |
| Glass Block  | 5%            |                      |                               | LIFE         | * *                      | 5              | \$100               | Α                |
| Parapets   |               |                      |                               |              |                          | _              | <b>*•</b> • • • •   |                  |
| Masonry: Brick   | 90%           |                      |                               | LIFE         | * *                      | 5              | \$2,600             | A                |
| Metal Rail   | 5%            |                      |                               | 2035         | * * *                    | 5-10           | \$2,600             | A                |
| Pre-Cast Concrete  | 5%            |                      |                               | LIFE         | * *                      | 5              | \$900               | Α                |
| Roof   | 35%           | Now                  | \$3,800                       | 2022         | \$28,000                 |                |                     | ٨                |
| Built-Up (BUR)   |               |                      | \$5,800<br>Extent : Moderate, |              | \$38,000<br>Factod : 25% |                |                     | А                |
|  |               | n : Over Sec         |                               | Агеи Ај      | Jecieu . 2570            |                |                     |                  |
|  |               |                      | .011111001                    | 2025         | * *                      | 10             | ¢0.400              | •                |
| Metal Panel<br>Modified Bitumen                          | 25%<br>38%    |                      |                               | 2035<br>2032 | * *                      | 10<br>10       | \$9,400<br>\$7,800  | A                |
| Modified Bitumen   |               |                      | ent, Extent : Light, .        |              |                          | 10             | \$7,800             | А                |
|  |               | 1 : Over Fir         |                               | Area Ajje    | ecieu . 10070            |                |                     |                  |
| Single Ply Membrane                                      | 2%            | Now                  | \$1,400                       | 2032         | * *                      |                |                     | А                |
|  | Miss/Dan      | naged Flash          | ings, Extent : Mod            | erate, Ar    | ea Affected : 15%        |                |                     |                  |
|  |               | n : Over Ma          |                               |              |                          |                |                     |                  |
|  |               |                      | xtent : Moderate, A           | rea Affe     | cted : 5%                |                |                     |                  |
|  |               | n : Over Ma          |                               |              |                          |                |                     |                  |
|  |               |                      | Extent : Moderate, A          | Area Affe    | cted : 100%              |                |                     |                  |
|  |               | n : Over Ma          |                               |              |                          |                |                     |                  |
| -  | Explana       | tion : Temp          | orary Roof Membr              | ane          |                          |                |                     |                  |
| terior   |               |                      |                               |              |                          |                |                     |                  |
| Floors   | 1.00/         |                      |                               | 2010         | ¢12 (00                  | 2              | ¢2 200              | C                |
| Carpet   | 10%<br>5%     |                      |                               | 2018<br>LIFE | \$12,600<br>* *          | 3<br>5         | \$3,300<br>\$2,400  | C<br>C           |
| Cast in Place Concrete<br>Ceramic Tile                   | 5%            |                      |                               | 2031         | * *                      | 5              | \$2,400<br>\$1,100  | C                |
| Quarry Tile  | 10%           |                      |                               | 2031         | * *                      | 5              | \$3,300             | C                |
| Vinyl Tile   | 70%           |                      |                               | 2033         | * *                      | 3              | \$5,700             | C                |
| Interior Walls   | 7070          |                      |                               | 2027         |                          | 5              | ψ5,700              | C                |
| Ceramic Tile   | 5%            |                      |                               | 2031         | * *                      | 5              | \$1,700             | С                |
| Concrete Masonry Unit                                    | 10%           |                      |                               | LIFE         | * *                      | 5              | \$1,400             | C                |
| Glass Block  | 3%            |                      |                               | LIFE         | * *                      | 5              | ψ1,+00              | C                |
| Gypsum Board   | 82%           |                      |                               | LIFE         | * *                      | 5              | \$16,600            | C                |
|  | 02/0          |                      |                               |              |                          | 2              | <i>\</i> 10,000     | ~                |
| Ceilings   |               |                      |                               |              |                          |                |                     |                  |
| Ceilings<br>AcousTileConcealSpLn                         | 75%           |                      |                               | 2035         | * *                      | 5              | \$20.400            | В                |
| Ceilings<br>AcousTileConcealSpLn<br>AcousTileSusp.Lay-In | 75%<br>15%    |                      |                               | 2035<br>2035 | * *<br>* *               | 5<br>5         | \$20,400<br>\$3,300 | B<br>B           |

Asset # : 13415

*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.

#### Asset # : 13415

| Electrical                   | Current Repair   | Current Repair Future Replacement |                |                |   |                  |  |
|------------------------------|--|-----------------------------------|----------------|----------------|---|------------------|--|
| System<br>Component<br>Type  | % of Fail Date Estimated C<br>Total (Years)  | cost Year<br>FY                   | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost                          | Priority<br>Code |  |
| Jnder 600 Volts              |  |                                   |                |                |   |                  |  |
| Service Equipment            |  |                                   |                |                |   |                  |  |
| Molded Case Bkrs             | 100%   | 2032                              | * *            | 5              | \$400                                   | В                |  |
|                              | Other Observation, Extent : Modere   | ate, Area Affe                    | ected : 100%   |                |   |                  |  |
|                              | Location : Electrical Room   |                                   |                |                |   |                  |  |
|                              | Explanation : No Nameplate Rational Contemporation in the contemporation of the contempo | ngs On The S                      | ervice Switch  |                |   |                  |  |
| Switchgear / Switchboard     | 1000/  | 2022                              | * *            | ~              | ¢ 400                                   | D                |  |
| Molded Case Bkrs             | 100%   | 2032                              | <b>Υ Υ</b>     | 5              | \$400                                   | В                |  |
| Raceway                      | 1000/  | 2022                              | * *            | 1              |   | р                |  |
| Conduit                      | 100%   | 2032                              |                | 1              |   | В                |  |
| Panelboards<br>Fused Disc Sw | 50/  | 2030                              | * *            | 5              |   | В                |  |
| Molded Case Bkrs             | 5%<br>95%  | 2030                              | * *            | 5<br>5         | \$400                                   | Б<br>В           |  |
|                              | 93%  | 2030                              |                | 3              | \$400                                   | D                |  |
| Wiring<br>Thermoplastic      | 100%   | 2032                              | * *            | 1              |   | В                |  |
| Motor Controllers            | 100%   | 2032                              |                | 1              |   | D                |  |
| Locally Mounted              | 100%   | 2027                              | * *            | 5              | \$100                                   | В                |  |
| Ground                       | 100%   | 2027                              |                | 5              | \$100                                   | D                |  |
| Grounding Devices            |  |                                   |                |                |   |                  |  |
| Generic                      | 100%   | LIFE                              | * *            | 5              | \$200                                   | В                |  |
| Lighting                     | 10070  |                                   |                | 5              | \$200                                   | D                |  |
| Interior Lighting            |  |                                   |                |                |   |                  |  |
| Fluorescent                  | 80%  | 2022                              | \$102,300      | 10             | \$10,700                                | В                |  |
|                              | Other Observation, Extent : Moder  |                                   |                | 10             | <i>Q</i> 10,700                         | 2                |  |
|                              | Location : Throughout The Buildi   |                                   |                |                |   |                  |  |
|                              | Explanation : T- 8 Lamps   | 0                                 |                |                |   |                  |  |
| Fluorescent                  | 10%  | 2022                              | \$12,800       | 10             | \$1,300                                 | В                |  |
| Tuorescent                   | Other Observation, Extent : Moder  |                                   |                | 10             | ψ1,500                                  | Ъ                |  |
|                              | Location : Basement  | 55                                |                |                |   |                  |  |
|                              | Explanation : T-12 Lamps   |                                   |                |                |   |                  |  |
| Fluorescent                  | 10%  | 2022                              | \$12,800       | 10             | \$1,300                                 | В                |  |
| Tuorescent                   | Other Observation, Extent : Moder  |                                   |                | 10             | ψ1,500                                  | Ъ                |  |
|                              | Location : Throughout The Buildi   | 00                                |                |                |   |                  |  |
|                              | Explanation : Cfl Lamps  | 0                                 |                |                |   |                  |  |
| Egress Lighting              |  |                                   |                |                |   |                  |  |
| Emergency, Battery           | 50%  | 2022                              | \$2,900        | 10             | \$1,800                                 | В                |  |
| Exit, Service                | 50%  | 2022                              | \$1,200        | 1              | \$1,000                                 | B                |  |
| Exterior Lighting            |  |                                   | +-,- • •       |                |   |                  |  |
| Fluorescent                  | 20%  | 2022                              | \$2,600        | 10             | \$300                                   | В                |  |
| HID                          | 80%  | 2022                              | \$4,700        | 10             | +                                       | В                |  |
| Alarm                        |  | =                                 | + .,. 50       | ~              |   | _                |  |
| Security System              |  |                                   |                |                |   |                  |  |
| No Component                 | 50%  |                                   |                |                |   | D                |  |
| Generic                      | 50%  | 2022                              | \$24,500       | 1              | \$2,700                                 | В                |  |
| -                            | Other Observation, Extent : Modere   |                                   |                |                | , |                  |  |
|                              | Location : 1st Floor And Hallway   |                                   |                |                |   |                  |  |
|                              | Explanation : Intrusion Alarm, (1)   |                                   |                |                |   |                  |  |

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.

#### Asset # : 13415

|   | Asset # :  | 13415                   |                     |                |                  |
|---|--|-------------------------|---------------------|----------------|------------------|
| Electrical  | Current Repair   | Future Replacem         | ent N               | laintenance    |                  |
| System<br>Component<br>Type                               | % of Fail Date Estimated Co<br>Total (Years)   | st Year Estimated<br>FY | Cost Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Alarm<br>Fire/Smoke Detection<br>Generic                  | 100%<br>Other Observation, Extent : Moderat<br>Location : 1st Floor<br>Explanation : Electronic Main Con | e, Area Affected : 100% | 7,500 1-3           | \$9,000        | В                |
| Mechanical  | Current Repair   | Future Replacem         | ent N               | laintenance    |                  |
| System<br>Component<br>Type                               | % of Fail Date Estimated Co<br>Total (Years)   |                         |                     | Estimated Cost | Priority<br>Code |
| leating<br>Energy Source<br>Natural Gas                   | 100%   | 2042                    | ** 1                |                | В                |
| Conversion Equipment<br>Furnace                           | 60%<br>Other Observation, Extent : Light, An<br>Location : Roof<br>Explanation : 6 Roof Mounted Unit     | rea Affected : 60%      | ,900 1              | \$4,300        | В                |
| Hot Water Boiler  | 40%<br>Other Observation, Extent : Light, An<br>Location : Basement Boiler Room<br>Explanation : 1 Unit  | 2027                    | ** 1                | \$2,900        | В                |
| Distribution<br>Hot Wtr Piping/Pump<br>No Component       | 40%<br>60%   | 2038                    | ** 4                | \$400          | B<br>D           |
| Terminal Devices<br>Convector/Radiator<br>No Component    | 40%<br>60%   | 2035                    | ** 1                | \$1,900        | B<br>D           |
| ir Conditioning<br>Energy Source<br>Electricity           | 100%   | 2038                    | ** 1                |                | В                |
| Conversion Equipment<br>Ext Pkg Unit -<br>Heating/Cooling | 100%   | 2022 \$106              | 5,700 2             | \$900          | В                |
|   | Other Observation, Extent : Light, An<br>Location : Roof<br>Explanation : 6 Units                        | rea Affected : 100%     |                     |                |                  |
| /entilation<br>Distribution<br>Ductwork/Diffusers         | 100%   | LIFE                    | ** 2-5              | \$8,100        | В                |
| Exhaust Fans<br>Roof                                      | 100%   |                         | 2,900 2             | \$500          | В                |
| lumbing<br>H/C Water Piping<br>Brass/Copper               | 100%   | 2042                    | ** 1                |                | В                |
| Water Heater<br>Gas Fired                                 | 100%   | 2021 \$3                | 3,800 2             | \$200          | В                |

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

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

Asset # : 13415

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

 

 Note :
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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 @ DECAT | 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 F   | Repair              | Futur             | e Replacement        | М              | aintenance     |                 |
|----------------------------|---|---------------------|-------------------|----------------------|----------------|----------------|-----------------|
| ystem<br>Component<br>Type | % of Fail Date<br>Total (Years)                         | Estimated Cost      | Year<br>FY        | Estimated Cost       | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Cod |
| xterior                    |   |                     |                   |                      |                |                |                 |
| Exterior Walls             |   |                     |                   |                      |                |                |                 |
| Masonry: Brick             | 100% Now<br>Water Penetration, E.<br>Location : Above W |                     |                   |                      | 5              | \$14,600       | A               |
| Windows                    |   |                     |                   |                      |                |                |                 |
| Aluminum                   | 100% Now<br>Broken/Missing Elem<br>Location : Through   | -                   | 2039<br>t, Area A | * *<br>ffected : 25% | 5              | \$200          | А               |
|                            | Unit Inoperable, Exte<br>Location : Through             |                     | a Affecte         | ed : 25%             |                |                |                 |
|                            | Water Penetration, E.<br>Location : Group 4             |                     | rea Affe          | cted : 10%           |                |                |                 |
| Parapets                   |   |                     |                   |                      |                |                |                 |
| Metal: Cage/Fence          | 95%   |                     | 2036              | * *                  | 5-10           | \$10,500       | А               |
| Pre-Cast Concrete          | 5%  |                     | LIFE              | * *                  | 5              | \$900          | A               |
| Roof                       |   |                     |                   |                      |                |                |                 |
| Modified Bitumen           | 100% Now<br>Drains Clogged, Exte<br>Location : Through  |                     | 2033<br>a Affecte | * *<br>ed : 40%      |                |                | А               |
|                            | Seams Open/Split, Ex<br>Location : Through              | tent : Severe, Area | Affected          | l : 60%              |                |                |                 |
|                            | Water Penetration, E.<br>Location : Through             | xtent : Moderate, A | rea Affe          | cted : 25%           |                |                |                 |
|                            | Other Observation, E                                    |                     | Area Affe         | ected : 100%         |                |                |                 |
|                            | Location : Through                                      |                     |                   |                      |                |                |                 |
|                            | Explanation : Roof                                      | Covered With Rub    | ber Pads          | ,                    |                |                |                 |
| erior                      |   |                     |                   |                      |                |                |                 |
| Floors                     |   |                     |                   |                      | _              | <b>* =</b>     | ~               |
| 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%  | <b>617</b> 000      | 2023              | \$19,400             | 5              | \$1,900        | C               |
| Vinyl Tile                 | 75% 4+<br>Deflection Evident, E<br>Location : Along Ba  |                     | 2028<br>Area Affe | * *<br>ected : 20%   | 3              | \$7,200        | C               |
|                            | Worn/Eroded, Extent<br>Location : Along Ba              |                     | Affected          | : 10%                |                |                |                 |

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

# ADMIN. FOR CHILDREN'S SERVICES - 068

### JOHN COKER DAY CARE CENTER

#### Asset # : 13413

| Architecture                |               | Current F                  | Repair                              | Futur             | e Replacement                           | Μ              | aintenance           |                 |
|-----------------------------|---------------|----------------------------|-------------------------------------|-------------------|---|----------------|----------------------|-----------------|
| System<br>Component<br>Type | % of<br>Total | Fail Date<br>(Years)       | Estimated Cost                      | Year<br>FY        | Estimated Cost                          | Cycle<br>(Yrs) | Estimated Cost       | Priority<br>Cod |
| nterior                     |               |                            |                                     |                   |   |                |                      |                 |
| Interior Walls              |               |                            |                                     |                   |   |                |                      |                 |
| Cast in Place Concrete      | 5%            |                            | \$7,100                             | LIFE              | * *                                     |                |                      | С               |
|                             |               |                            | xtent : Light, Area                 | Affected          | : 10%                                   |                |                      |                 |
|                             | Location      | n : Basemen                | t                                   |                   |   |                |                      |                 |
| Ceramic Tile                | 5%            |                            |                                     | 2026              | * *                                     | 5              | \$2,200              | С               |
| Concrete Masonry Unit       | 10%           |                            |                                     | LIFE              | * *                                     | 5              | \$3,600              | С               |
| Gypsum Board                | 80%           | Now                        | \$31,800                            | LIFE              | * *                                     | 5              | \$21,400             | С               |
|                             | 0             | 0                          | Extent : Moderate                   | , Area Aj         | ffected : 5%                            |                |                      |                 |
|                             |               | n : Group 4                |                                     |                   |   |                |                      |                 |
|                             |               |                            | xtent : Moderate, A                 | rea Affe          | cted : 10%                              |                |                      |                 |
|                             | Location      | n : Group 4                | Classroom                           |                   |   |                |                      |                 |
| Ceilings                    | 4000          |                            | <b>*</b> • • • • • •                |                   |   | _              | <b>* 1 •</b> • • • • | -               |
| AcousTileSusp.Lay-In        | 100%          |                            | \$16,600                            | 2036              | * *                                     | 5              | \$12,800             | В               |
|                             | -             |                            | Extent : Moderate,                  | Area Aff          | ected : 10%                             |                |                      |                 |
|                             |               | n : Through<br>Diaeolouine |                                     | a Affaat          | ad . 100/                               |                |                      |                 |
|                             | -             | -                          | Extent : Light, Are<br>out Basement | ea Ajjecio        | ea : 10%                                |                |                      |                 |
|                             |               | -                          | ош Базетені<br>xtent : Moderate, A  | rea Affa          | atad , 50/                              |                |                      |                 |
|                             |               |                            | Classroom                           | ireu Ajje         | cieu. 570                               |                |                      |                 |
|                             |               | -                          | Extent : Severe, Are                | a Affacta         | d · 20%                                 |                |                      |                 |
|                             |               | n : 1st Floor              |                                     | и Ајјесте         | u . 2070                                |                |                      |                 |
|                             |               |                            | Structure Above Pa                  | mels Is F         | Rustino And Deteri                      | orating        |                      |                 |
|                             | Еприана       | non . sieer                | 5114014101100701                    | <i>MICUS</i> 15 1 | austing find Delett                     | oraning        |                      |                 |
| Electrical                  |               | Current F                  | Repair                              | Futur             | e Replacement                           | М              | aintenance           |                 |
| System                      | % of          | Fail Date                  | Estimated Cost                      | Vear              | Estimated Cost                          | Cycle          | Estimated Cost       | Priority        |
| Component                   | Total         | (Years)                    | <u>Listinuteu</u> Cost              | FY                | 2.5000000000000000000000000000000000000 | (Yrs)          |                      | Cod             |
| Type<br>Under 600 Volts     |               | ,                          |                                     |                   |   |                |                      |                 |

Service Equipment

Fused Disc Sw

| Other Observation, Extent : Moderate, Area Affected : 100% |
|--|
| Location : Electrical Room                                 |
|  |

2023

\$3,000 5

\$100

В

|                          | Explanation : Main Serv | vice Switch Rated @ 1200 A | Amperes  |   |       |   |
|--------------------------|-------------------------|----------------------------|----------|---|-------|---|
| Switchgear / Switchboard |                         |                            |          |   |       |   |
| Fused Disc Sw            | 50%                     | 2023                       | \$29,100 | 5 | \$100 | В |
| Fused Disc Sw            | 50%                     | 2043                       | * *      | 5 | \$100 | В |
| Raceway                  |                         |                            |          |   |       |   |
| Conduit                  | 70%                     | 2023                       | \$24,700 | 1 |       | В |
| Conduit                  | 30%                     | 2043                       | * *      | 1 |       | В |
| Panelboards              |                         |                            |          |   |       |   |
| Fused Disc Sw            | 10%                     | 2039                       | * *      | 5 | \$100 | В |
| Molded Case Bkrs         | 90%                     | 2039                       | * *      | 5 | \$500 | В |
| Wiring                   |                         |                            |          |   |       |   |
| Thermoplastic            | 100%                    | 2043                       | * *      | 1 |       | В |
| Motor Controllers        |                         |                            |          |   |       |   |
| Locally Mounted          | 100%                    | 2036                       | * *      | 5 | \$200 | В |

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.

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100%

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

#### Asset # : 13413

| lectrical  |   | Current F   | kepair   | Futur  | e Replacement  | M  | aintenance                                       |                              |
|--|---|---|--|--|--|--|--|------------------------------|
| rstem<br>Component<br>Type   | % of ]<br>Total   | Fail Date<br>(Years)  | Estimated Cost   | Year<br>FY   | Estimated Cost   | Cycle<br>(Yrs)                                 | Estimated Cost                                   | Priorit<br>Co                |
| ound   |   |   |  |  |  |  |  |                              |
| Grounding Devices  |   |   |  |  |  | _  |  | _                            |
| Generic  | 100%  |   |  | LIFE   | * *  | 5  | \$700  | В                            |
| ghting   |   |   |  |  |  |  |  |                              |
| Interior Lighting<br>Fluorescent   | 100%  |   |  | 2023   | \$195,200  | 10   | \$20,300   | В                            |
| ruorescent   |   | ervation. F   | xtent : Moderate, A  |  |  | 10   | \$20,500   | D                            |
|  |   |   | out The Building   |  |  |  |  |                              |
|  | Explanati   | on : Using  | g T-12 Lamps   |  |  |  |  |                              |
| Egress Lighting  | •   |   | × •  |  |  |  |  |                              |
| Emergency, Battery   | 50%   |   |  | 2023   | \$4,500  | 10   | \$2,700  | В                            |
| Exit, Service  | 50%   |   |  | 2023   | \$1,800  | 1  |  | В                            |
| Exterior Lighting  |   |   |  |  |  |  |  |                              |
| HID  | 100%  |   |  | 2023   | \$9,000  | 10   | \$100  | В                            |
| arm  |   |   |  |  |  |  |  |                              |
| Security System  | 1000/   |   |  | 2029   | * *  | 1  | ¢9,200   | п                            |
| Generic  | 100%<br>Other Obse  | rvation F   | xtent : Moderate, A  | 2028<br>Area Affe  |  | 1  | \$8,300  | В                            |
|  |   |   | out The Building   | пеи Ајје   | cieu . 10070   |  |  |                              |
|  |   | -   | TV Surveillance C  | amera  |  |  |  |                              |
|  |   | $on : C \subset L$  |  |  |  |  |  |                              |
| Fire/Smoke Detection   | Explanali   | on : C C I  | v Surveillance C   |  |  |  |  |                              |
| Fire/Smoke Detection<br>Generic  | 100%  | on: C C I   | V Surveniunce C  | 2028   | * *  | 1-3  | \$13,700   | В                            |
|  | 100%  |   | Txtent : Moderate, A   | 2028   |  | 1-3  | \$13,700   | В                            |
|  | 100%<br>Other Obse  | ervation, E   |  | 2028   |  | 1-3  | \$13,700   | В                            |
|  | 100%<br>Other Obse<br>Location  | ervation, E<br>: Through  | Extent : Moderate, A   | 2028<br>Area Affe  | ected : 100%   |  |  | В                            |
| Generic  | 100%<br>Other Obse<br>Location<br>Explanati   | ervation, E<br>: Through  | Extent : Moderate, 7<br>out The Building<br>e Detector, Strobe   | 2028<br>Area Affe<br>Lights, N   | ected : 100%   | ı, Alarm                                       |  | В                            |
| Generic<br>echanical   | 100%<br>Other Obse<br>Location<br>Explanati   | ervation, E<br>: Through<br>ion : Smok<br>Current F   | Extent : Moderate, 7<br>out The Building<br>e Detector, Strobe   | 2028<br>Area Affe<br>Lights, N<br>Futur  | ected : 100%<br>Aanual Pull Statior  | n, Alarm<br>M                                  | Bells  | B<br>Priorit<br>Co           |
| Generic echanical stem Component Type ating  | 100%<br>Other Obse<br>Location<br>Explanati   | ervation, E<br>: Through<br>ion : Smok<br>Current F<br>Fail Date  | Extent : Moderate, A<br>out The Building<br>e Detector, Strobe<br>Repair   | 2028<br>Area Affe<br>Lights, M<br>Futur<br>Year  | ected : 100%<br>Manual Pull Station<br>e Replacement   | n, Alarm<br>M<br>Cycle                         | <i>Bells</i><br>aintenance                       | Priori                       |
| Generic<br>echanical<br>stem<br>Component<br>Type<br>ating<br>Energy Source  | 100%<br>Other Obse<br>Location<br>Explanati<br>% of 1<br>Total  | ervation, E<br>: Through<br>ion : Smok<br>Current F<br>Fail Date  | Extent : Moderate, A<br>out The Building<br>e Detector, Strobe<br>Repair   | 2028<br>Area Affe<br>Lights, M<br>Futur<br>Year<br>FY  | ected : 100%<br>Manual Pull Station<br>e Replacement<br>Estimated Cost   | n, Alarm<br>M<br>Cycle<br>(Yrs)                | <i>Bells</i><br>aintenance                       | Priori<br>Co                 |
| Generic<br>echanical<br>stem<br>Component<br>Type<br>ating<br>Energy Source<br>Electricity   | 100%<br>Other Obse<br>Location<br>Explanati<br>% of 1<br>Total  | ervation, E<br>: Through<br>ion : Smok<br>Current F<br>Fail Date  | Extent : Moderate, A<br>out The Building<br>e Detector, Strobe<br>Repair   | 2028<br>Area Affe<br>Lights, M<br>Futur<br>Year<br>FY<br>2033  | ected : 100%<br>Manual Pull Station<br>e Replacement<br>Estimated Cost<br>* *  | n, Alarm<br>M<br>Cycle<br>(Yrs)<br>1           | <i>Bells</i><br>aintenance                       | Priori<br>Co<br>B            |
| Generic<br>echanical<br>stem<br>Component<br>Type<br>ating<br>Energy Source<br>Electricity<br>Natural Gas                                      | 100%<br>Other Obse<br>Location<br>Explanati<br>% of 1<br>Total  | ervation, E<br>: Through<br>ion : Smok<br>Current F<br>Fail Date  | Extent : Moderate, A<br>out The Building<br>e Detector, Strobe<br>Repair   | 2028<br>Area Affe<br>Lights, M<br>Futur<br>Year<br>FY  | ected : 100%<br>Manual Pull Station<br>e Replacement<br>Estimated Cost   | n, Alarm<br>M<br>Cycle<br>(Yrs)                | <i>Bells</i><br>aintenance                       | Priori<br>Co                 |
| Generic<br>echanical<br>stem<br>Component<br>Type<br>ating<br>Energy Source<br>Electricity<br>Natural Gas<br>Conversion Equipment              | 100%<br>Other Obse<br>Location<br>Explanati<br>% of 1<br>Total<br>60%<br>40%  | ervation, E<br>: Through<br>ion : Smok<br>Current F<br>Fail Date  | Extent : Moderate, A<br>out The Building<br>e Detector, Strobe<br>Repair   | 2028<br>Area Affe<br>Lights, M<br>Futur<br>Year<br>FY<br>2033<br>2033  | ected : 100%<br>Manual Pull Station<br>e Replacement<br>Estimated Cost<br>**<br>**   | n, Alarm<br>M<br>Cycle<br>(Yrs)<br>1<br>1      | Bells<br>aintenance<br>Estimated Cost            | Priori<br>Co<br>B<br>B       |
| Generic<br>echanical<br>stem<br>Component<br>Type<br>ating<br>Energy Source<br>Electricity<br>Natural Gas                                      | 100%<br>Other Obse<br>Location<br>Explanati<br>% of 1<br>Total<br>60%<br>40%  | ervation, E<br>: Through<br>ion : Smok<br>Current F<br>Fail Date<br>(Years)   | Extent : Moderate, A<br>out The Building<br>e Detector, Strobe<br>Repair<br>Estimated Cost   | 2028<br>Area Affe<br>Lights, M<br>Futur<br>Year<br>FY<br>2033<br>2033<br>2023                                | ected : 100%<br><u>Manual Pull Station</u><br>e Replacement<br>Estimated Cost<br>**<br>**<br>**  | n, Alarm<br>M<br>Cycle<br>(Yrs)<br>1           | <i>Bells</i><br>aintenance                       | Priori<br>Co<br>B            |
| Generic<br>echanical<br>stem<br>Component<br>Type<br>ating<br>Energy Source<br>Electricity<br>Natural Gas<br>Conversion Equipment              | 100%<br>Other Obse<br>Location<br>Explanati<br>% of 1<br>Total<br>60%<br>40%<br>40%<br>Other Obse   | ervation, E<br>: Through<br>ion : Smok<br>Current F<br>Fail Date<br>(Years)   | Extent : Moderate, A<br>out The Building<br>e Detector, Strobe<br>Repair   | 2028<br>Area Affe<br>Lights, M<br>Futur<br>Year<br>FY<br>2033<br>2033<br>2023                                | ected : 100%<br><u>Manual Pull Station</u><br>e Replacement<br>Estimated Cost<br>**<br>**<br>**  | n, Alarm<br>M<br>Cycle<br>(Yrs)<br>1<br>1      | Bells<br>aintenance<br>Estimated Cost            | Priori<br>Co<br>B<br>B       |
| Generic<br>echanical<br>stem<br>Component<br>Type<br>ating<br>Energy Source<br>Electricity<br>Natural Gas<br>Conversion Equipment              | 100%<br>Other Obse<br>Location<br>Explanati<br>% of T<br>Total<br>60%<br>40%<br>40%<br>Other Obse<br>Location   | ervation, E<br>: Through<br>ion : Smok<br>Current F<br>Fail Date<br>(Years)<br>: Roof   | Extent : Moderate, A<br>out The Building<br>e Detector, Strobe<br>Repair<br>Estimated Cost<br>Extent : Light, Area   | 2028<br>Area Affe<br>Lights, M<br>Futur<br>Year<br>FY<br>2033<br>2033<br>2023                                | ected : 100%<br><u>Manual Pull Station</u><br>e Replacement<br>Estimated Cost<br>**<br>**<br>**  | n, Alarm<br>M<br>Cycle<br>(Yrs)<br>1<br>1      | Bells<br>aintenance<br>Estimated Cost            | Priori<br>Co<br>B<br>B       |
| Generic<br>echanical<br>stem<br>Component<br>Type<br>ating<br>Energy Source<br>Electricity<br>Natural Gas<br>Conversion Equipment<br>Furnace   | 100%<br>Other Obse<br>Location<br>Explanati<br>% of 1<br>Total<br>60%<br>40%<br>40%<br>Other Obse<br>Location<br>Explanati  | ervation, E<br>: Through<br>ion : Smok<br>Current F<br>Fail Date<br>(Years)<br>ervation, E<br>: Roof<br>ion : 2 Un  | Extent : Moderate, A<br>out The Building<br>e Detector, Strobe<br>Repair<br>Estimated Cost<br>Extent : Light, Area   | 2028<br>Area Affe<br>Lights, M<br>Futur<br>Year<br>FY<br>2033<br>2033<br>2023<br>Affected                    | ected : 100%<br>Manual Pull Station<br>e Replacement<br>Estimated Cost<br>**<br>**<br>*12,100  | n, Alarm<br>M<br>Cycle<br>(Yrs)<br>1<br>1<br>1 | Bells<br>aintenance<br>Estimated Cost<br>\$4,400 | Priorit<br>Co<br>B<br>B<br>B |
| Generic<br>echanical<br>stem<br>Component<br>Type<br>ating<br>Energy Source<br>Electricity<br>Natural Gas<br>Conversion Equipment              | 100%<br>Other Obse<br>Location<br>Explanati<br>% of 1<br>Total<br>60%<br>40%<br>40%<br>Other Obse<br>Location<br>Explanati<br>60%   | ervation, E<br>: Through<br>ion : Smok<br>Current F<br>Fail Date<br>(Years)<br>ervation, E<br>: Roof<br>ion : 2 Uni<br>Now  | Extent : Moderate, A<br>out The Building<br>e Detector, Strobe<br>Repair<br>Estimated Cost<br>Extent : Light, Area<br>its<br>\$13,000  | 2028<br>Area Affe<br>Lights, M<br>Futur<br>Year<br>FY<br>2033<br>2033<br>2023<br>Affected<br>2023            | ected : 100%<br><u>Manual Pull Station</u><br>e Replacement<br>Estimated Cost<br>**<br>**<br>**  | n, Alarm<br>M<br>Cycle<br>(Yrs)<br>1<br>1      | Bells<br>aintenance<br>Estimated Cost            | Priori<br>Co<br>B<br>B       |
| Generic<br>echanical<br>setem<br>Component<br>Type<br>eating<br>Energy Source<br>Electricity<br>Natural Gas<br>Conversion Equipment<br>Furnace | 100%<br>Other Obse<br>Location<br>Explanati<br>% of 1<br>Total<br>60%<br>40%<br>40%<br>0ther Obse<br>Location<br>Explanati<br>60%<br>Damaged, 1                                 | ervation, E<br>: Through<br>ion : Smok<br>Current F<br>Fail Date<br>(Years)<br>ervation, E<br>: Roof<br>ion : 2 Un<br>Now<br>Extent : So  | Extent : Moderate, A<br>out The Building<br>e Detector, Strobe<br>Repair<br>Estimated Cost<br>Extent : Light, Area<br>its<br>\$13,000<br>evere, Area Affected  | 2028<br>Area Affe<br>Lights, M<br>Futur<br>Year<br>FY<br>2033<br>2033<br>2023<br>Affected<br>2023            | ected : 100%<br>Manual Pull Station<br>e Replacement<br>Estimated Cost<br>**<br>**<br>*12,100  | n, Alarm<br>M<br>Cycle<br>(Yrs)<br>1<br>1<br>1 | Bells<br>aintenance<br>Estimated Cost<br>\$4,400 | Priori<br>Co<br>B<br>B       |
| Generic<br>echanical<br>stem<br>Component<br>Type<br>ating<br>Energy Source<br>Electricity<br>Natural Gas<br>Conversion Equipment<br>Furnace   | 100%<br>Other Obse<br>Location<br>Explanati<br>% of T<br>Total<br>60%<br>40%<br>0ther Obse<br>Location<br>Explanati<br>60%<br>Damaged,<br>Location                              | ervation, E<br>: Through<br>ion : Smok<br>Current F<br>Fail Date<br>(Years)<br>: Roof<br>ion : 2 Un<br>Now<br>Extent : Se<br>: Through  | Extent : Moderate, A<br>out The Building<br>e Detector, Strobe<br>Repair<br>Estimated Cost<br>Extent : Light, Area<br>its<br>\$13,000<br>evere, Area Affected<br>out   | 2028<br>Area Affe<br>Lights, M<br>Futur<br>Year<br>FY<br>2033<br>2033<br>2023<br>Affected<br>2023<br>d : 20% | Particular     100%       Manual Pull Station       e Replacement       Estimated Cost       ** | n, Alarm<br>M<br>Cycle<br>(Yrs)<br>1<br>1<br>1 | Bells<br>aintenance<br>Estimated Cost<br>\$4,400 | Priori<br>Co<br>B<br>B       |
| Generic<br>echanical<br>setem<br>Component<br>Type<br>eating<br>Energy Source<br>Electricity<br>Natural Gas<br>Conversion Equipment<br>Furnace | 100%<br>Other Obse<br>Location<br>Explanati<br>% of T<br>Total<br>60%<br>40%<br>Other Obse<br>Location<br>Explanati<br>60%<br>Damaged, Location<br>Not in Serv                  | ervation, E<br>: Through<br>ion : Smok<br>Current F<br>Fail Date<br>(Years)<br>Fail Oate<br>(Years)<br>: Roof<br>ion : 2 Un<br>Now<br>Extent : So<br>: Through<br>ice, Exten                            | Extent : Moderate, A<br>out The Building<br>e Detector, Strobe<br>Repair<br>Estimated Cost<br>Extent : Light, Area<br>its<br>\$13,000<br>evere, Area Affected<br>out<br>t : Severe, Area Aff                                 | 2028<br>Area Affe<br>Lights, M<br>Futur<br>Year<br>FY<br>2033<br>2033<br>2023<br>Affected<br>2023<br>d : 20% | Particular     100%       Manual Pull Station       e Replacement       Estimated Cost       ** | n, Alarm<br>M<br>Cycle<br>(Yrs)<br>1<br>1<br>1 | Bells<br>aintenance<br>Estimated Cost<br>\$4,400 | Priori<br>Co<br>B<br>B       |
| Generic<br>echanical<br>stem<br>Component<br>Type<br>ating<br>Energy Source<br>Electricity<br>Natural Gas<br>Conversion Equipment<br>Furnace   | 100%<br>Other Obse<br>Location<br>Explanati<br>% of T<br>Total<br>60%<br>40%<br>Other Obse<br>Location<br>Explanati<br>60%<br>Damaged, J<br>Location<br>Not in Serv<br>Location | ervation, E<br>: Through<br>ion : Smok<br>Current F<br>Fail Date<br>(Years)<br>Ervation, E<br>: Roof<br>ion : 2 Un<br>Now<br>Extent : Sa<br>: Through<br>ice, Exten<br>: Through                        | Extent : Moderate, A<br>out The Building<br>e Detector, Strobe<br>Repair<br>Estimated Cost<br>Extent : Light, Area<br>its<br>\$13,000<br>evere, Area Affected<br>out<br>t : Severe, Area Aff                                 | 2028<br>Area Affe<br>Lights, M<br>Futur<br>Year<br>FY<br>2033<br>2033<br>2023<br>Affected<br>2023<br>d : 20% | ected : 100%<br><u>Manual Pull Station</u><br>e Replacement<br>Estimated Cost<br>***<br>**<br>\$12,100<br>\$65,200<br>0%   | n, Alarm<br>M<br>Cycle<br>(Yrs)<br>1<br>1<br>1 | Bells<br>aintenance<br>Estimated Cost<br>\$4,400 | Priori<br>Co<br>B<br>B       |
| Generic<br>echanical<br>stem<br>Component<br>Type<br>ating<br>Energy Source<br>Electricity<br>Natural Gas<br>Conversion Equipment<br>Furnace   | 100%<br>Other Obse<br>Location<br>Explanati<br>% of T<br>Total<br>60%<br>40%<br>Other Obse<br>Location<br>Explanati<br>60%<br>Damaged, J<br>Location<br>Not in Serv<br>Location | ervation, E<br>: Through<br>ion : Smok<br>Current F<br>Fail Date<br>(Years)<br>Fail ont<br>(Years)<br>: Roof<br>ion : 2 Un<br>Now<br>Extent : So<br>: Through<br>ice, Exten<br>: Through<br>ervation, E | Extent : Moderate, A<br>out The Building<br>e Detector, Strobe<br>Repair<br>Estimated Cost<br>Extent : Light, Area<br>its<br>\$13,000<br>evere, Area Affected<br>out<br>t : Severe, Area Aff<br>out<br>Extent : Severe, Area | 2028<br>Area Affe<br>Lights, M<br>Futur<br>Year<br>FY<br>2033<br>2033<br>2023<br>Affected<br>2023<br>d : 20% | ected : 100%<br><u>Manual Pull Station</u><br>e Replacement<br>Estimated Cost<br>***<br>**<br>\$12,100<br>\$65,200<br>0%   | n, Alarm<br>M<br>Cycle<br>(Yrs)<br>1<br>1<br>1 | Bells<br>aintenance<br>Estimated Cost<br>\$4,400 | Priorit<br>Co<br>B<br>B<br>B |

#### 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.

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

#### Asset # : 13413

| Mechanical                        |               | Current                             | ASSEL # . IS   |            | e Replacement      | м              | aintenance       |                  |
|-----------------------------------|---------------|-------------------------------------|--|------------|--------------------|----------------|------------------|------------------|
|                                   |               | Current Repair Future Replacement M |  |            |                    |                |                  |                  |
| System<br>Component<br>Type       | % of<br>Total | Fail Date<br>(Years)                | Estimated Cost   | Year<br>FY | Estimated Cost     | Cycle<br>(Yrs) | Estimated Cost   | Priority<br>Code |
| Air Conditioning                  |               |                                     |  |            |                    |                |                  |                  |
| Energy Source                     |               |                                     |  |            |                    |                |                  |                  |
| Electricity                       | 100%          |                                     |  | 2031       | * *                | 1              |                  | В                |
| Conversion Equipment              | 1.00/         |                                     |  | 2021       | * *                | 2              | ¢100             | D                |
| Ext Pkg Unit - Cooling            | 10%           |                                     | Enternet . Licht Anor  | 2031       |                    | 2              | \$100            | В                |
|                                   | Location      |                                     | Extent : Light, Area   | Ајјесіеа   | : 100%             |                |                  |                  |
|                                   |               | 6                                   | Newly Installed Spl  | it Unit C  | Condansars Sarvina | Kitchon        | And Pantry       |                  |
| Ext Dira Unit                     |               | $\frac{100.100}{0-2}$               |  | 2023       | -                  |                | -                | В                |
| Ext Pkg Unit -<br>Heating/Cooling | 90%           | 0-2                                 | \$7,300  | 2023       | \$146,500          | 2              | \$1,000          | В                |
| Treating/Cooling                  | -             | -                                   | nt : Moderate, Area<br>Of 2 Roof Top Unit                    |            |                    | npressors      | s Trip Often     |                  |
| Terminal Devices                  |               |                                     |  |            |                    |                |                  |                  |
| Fan Coil - Cooling                | 10%           |                                     |  | 2031       | * *                | 1              | \$700            | В                |
|                                   |               |                                     | Extent : Light, Area   | Affected   | : 100%             |                |                  |                  |
|                                   |               | ı : Kitchen                         | 0  |            |                    |                |                  |                  |
|                                   | Explana       | tion : Two                          | Newly Installed Spl  | it Unit F  | an Coils Serving K | Kitchen A      | nd Pantry        |                  |
| Fan Coil - Cool/Heat              | 10%           |                                     |  | 2023       | \$46,700           | 1              | \$700            | В                |
| Fan Coil - Cool/Heat              | 20%           | 0-2                                 | \$93,400   | 2033       | * *                | 1              | \$1,300          | В                |
|                                   | Location      | ı : Various                         | nt : Severe, Area A<br>Locations Through<br>ectrical Defects | -          |                    | ent Class      | srooms. Multiple |                  |
| No Component                      | 60%           |                                     |  |            |                    |                |                  | D                |
| /entilation                       |               |                                     |  |            |                    |                |                  |                  |
| Distribution                      |               |                                     |  |            |                    |                |                  |                  |
| Ductwork/Diffusers                | 100%          |                                     |  | LIFE       | * *                | 2-5            | \$19,600         | В                |
| Exhaust Fans                      |               |                                     |  |            |                    |                |                  |                  |
| Roof                              | 100%          |                                     |  | 2023       | \$19,600           | 2              | \$700            | В                |
| Plumbing                          |               |                                     |  |            |                    |                |                  |                  |
| H/C Water Piping                  | 1000/         |                                     |  | 2022       | * *                | 1              |                  | р                |
| Brass/Copper                      | 100%          |                                     |  | 2033       | <b>Υ Υ</b>         | 1              |                  | В                |
| Water Heater                      | 1000/         |                                     |  | 2021       | ¢2 000             | 4              | ¢100             | р                |
| Electric                          | 100%          |                                     |  | 2021       | \$3,800            | 4              | \$100            | В                |
| Sanitary Piping<br>Cast Iron      | 100%          | Now                                 | \$1,100  | LIFE       | * *                | 1              |                  | В                |
| Cast IIoli                        |               |                                     | ۶۱,100<br>Extent : Moderate, A                               |            |                    | 1              |                  | D                |
|                                   | -             |                                     | Grease Trap Unde   |            |                    |                |                  |                  |
| Storm Drain Piping                | Locanor       | r. 010880u                          | Grease Trap Grae   | , innener  |                    |                |                  |                  |
| Cast Iron                         | 100%          |                                     |  | LIFE       | * *                | 1              |                  | В                |
| Fixtures                          | 10070         |                                     |  |            |                    | 1              |                  | U                |
| Generic                           | 100%          |                                     |  |            |                    |                |                  | В                |
| Fire Suppression                  | 10070         |                                     |  |            |                    |                |                  | -                |
| Sprinkler                         |               |                                     |  |            |                    |                |                  |                  |
| No Component                      | 60%           |                                     |  |            |                    |                |                  | D                |
| Generic                           | 40%           |                                     |  | 2033       | * *                | 1-2            | \$2,500          | В                |

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 - FY 2013** Print Date : 22-Oct-2012

| Asset Name        | : | NEW ACS C    | HILDRE   | EN'S | <b>S CENTER</b> | BELLEVUE HOSPIT    | AL BLDG R-S           |
|-------------------|---|--------------|----------|------|-----------------|--------------------|-----------------------|
| Address           | : | 492 FIRST A  | VENUE    | BT   | WN: E.28 ST     | Г Е.29 ST.         |                       |
| Borough           | : | MANHATTA     | N        |      |                 | Agency's Number    | : N/A                 |
| Program / Asset # | : | HHC0001.09   | 0 / 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, Su | ıb Basem | ent  | , Roof, Floor   | s 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    |

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



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

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

#### Asset # : 4372

| rchitecture                | Current Repair Future Replacement |  |            |                |                | aintenance     |                 |
|----------------------------|-----------------------------------|--|------------|----------------|----------------|----------------|-----------------|
| rstem<br>Component<br>Type |                                   | ail Date Estimated Cost<br>(Years)         | Year<br>FY | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Cod |
| terior                     |                                   |  |            |                |                |                |                 |
| Exterior Walls             | 50/                               |  | LIFE       | * *            | E              | ¢21.400        |                 |
| Cast Stone/Terra Cotta     | 5%<br>Domains in D                | noonoog Entont . Light An                  | LIFE       |                | 5              | \$31,400       | А               |
|                            |                                   | rogress, Extent : Light, Are<br>Throughout | га Ајјесте | a : 00%        |                |                |                 |
| Masonry: Brick             | 65%                               |  | LIFE       | * *            | 5              | \$52,200       | А               |
| 5                          | Repairs in P                      | rogress, Extent : Light, Are               | ea Affecte | d : 66%        |                | . ,            |                 |
|                            | Location :                        | Throughout                                 |            |                |                |                |                 |
| Masonry: Granite           | 5%                                |  | LIFE       | * *            | 5              | \$3,000        | Α               |
| Masonry: Limestone         | 5%                                |  | LIFE       | * *            | 5              | \$3,000        | А               |
| -                          | -                                 | rogress, Extent : Light, Are<br>Throughout | ea Affecte | d : 66%        |                |                |                 |
| Metal Panel                | 5%                                |  | 2032       | * *            | 5-10           | \$27,600       | А               |
| Metal Panel                | 10%                               |  | 2042       | * *            | 5-10           | \$55,200       | Α               |
| Stucco Cement              | 5%                                |  | 2035       | * *            | 5              | \$10,000       | А               |
|                            | -                                 | rogress, Extent : Light, Are<br>Throughout | ea Affecte | d : 66%        |                |                |                 |
| Windows                    |                                   |  |            |                |                |                |                 |
| Aluminum                   | 95%                               |  | 2038       | * *            | 5              | \$21,400       | А               |
| Metal Louvers              | 5%                                |  | 2031       | * *            | 10             | \$7,000        | Α               |
| Parapets                   |                                   |  |            |                |                |                |                 |
| Masonry: Brick             | 60%                               |  | LIFE       | * *            | 5              | \$4,200        | А               |
|                            | -                                 | rogress, Extent : Light, Are               | ea Affecte | d : 66%        |                |                |                 |
|                            |                                   | Throughout                                 |            |                |                |                |                 |
| Metal Cornice              | 10%                               |  | 2050       | * *            | 10             | \$2,200        | А               |
|                            |                                   | rogress, Extent : Light, Are               | ea Affecte | d : 66%        |                |                |                 |
|                            | Location :                        | Throughout                                 |            |                |                |                |                 |
| Metal Rail                 | 5%                                |  | 2027       | * *            | 5-10           | \$6,300        | А               |
|                            | -                                 | rogress, Extent : Light, Are<br>Throughout | ea Affecte | d : 66%        |                |                |                 |
| Pre-Cast Concrete          | 25%                               | 1  | LIFE       | * *            | 5              | \$10,900       | A               |
| rie-Cast Concrete          | Repairs in P                      | rogress, Extent : Light, Are<br>Throughout |            |                | 5              | \$10,900       | A               |

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.

Asset # : 4372

|                                    |   | Cumont I  |  |                    | - Doulocomout         |                | -:             |                  |
|------------------------------------|---|---|--|--------------------|-----------------------|----------------|----------------|------------------|
| Architecture                       |   | Current I   | Repair   | Futur              | e Replacement         | IVI            | aintenance     |                  |
| System<br>Component<br>Type        | % of<br>Total   | Fail Date<br>(Years)  | Estimated Cost                                     | Year<br>FY         | Estimated Cost        | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Exterior                           |   |   |  |                    |                       |                |                |                  |
| Roof<br>IRMA/Protected<br>Membrane | 10%   | Now   | \$11,100   | 2027               | * *                   |                |                | А                |
|                                    |   | -   | iings, Extent : Mod<br>Over 6th Floor At S         |                    |                       |                |                |                  |
| Metal Panel                        | 50%   |   |  | 2035               | * *                   | 10             | \$55,800       | А                |
| Modified Bitumen                   | Locatior  | a : Courtyai  | Extent : Moderate, A<br>rd<br>Is Covered With So   |                    |                       | 10             | \$12,200       | A                |
| Modified Bitumen                   | $\frac{2\lambda plana}{20\%}$                             |   | \$8,600  | 2027               | * *                   |                |                | A                |
| Woulled Dituliel                   | Miss/Dam<br>Locatior<br>Water Per                         | aged Flash<br>1 : Through   | iings, Extent : Mod<br>out<br>Extent : Moderate, A | erate, Ar          |                       |                |                | Α                |
| Interior                           |   |   |  |                    |                       |                |                |                  |
| Floors                             |   |   |  |                    |                       |                |                |                  |
| Carpet                             | 1%  |   |  | 2021               | \$8,500               | 3              | \$2,200        | С                |
| Cast in Place Concrete             | -   | 0-2<br>Crumbling,<br>1 : Through  | \$10,900<br>Extent : Light, Are<br>out             | LIFE<br>ea Affecte | * *<br>ed : 10%       | 5              | \$16,000       | С                |
| Ceramic Tile                       | 5%  |   |  | 2031               | * *                   | 5              | \$7,300        | С                |
| Granite Panels                     | -   | 0-2<br>Crumbling,<br>1 : Through  | \$8,000<br>Extent : Light, Are<br>out              | LIFE<br>ea Affecte | * *<br>ed : 10%       | 5              | \$5,500        | С                |
| Sheet Vinyl/Rubber                 |   | 0-2<br>r/Impact D<br>a : Through  | \$8,900<br>Damage, Extent : Li<br>out              | 2027<br>ght, Area  | * *<br>Affected : 10% | 5              | \$4,400        | С                |
| Vinyl Tile                         | Location<br>Broken/M<br>Location<br>Other Obs<br>Location | Failure, Ex<br>a : Through<br>issing Elen<br>a : Through<br>servation, E<br>a : Through | nents, Extent : Mod<br>out<br>Extent : Severe, Are | erate, Ar          | ea Affected : 20%     | 3              | \$44,000       | С                |
| Interior Walls                     |   |   |  |                    |                       |                |                |                  |
| Concrete Masonry Unit              |   | 2-4<br>Crumbling,<br>1 : Through  | \$15,900<br>Extent : Light, Are<br>out             | LIFE<br>ea Affecte | * *<br>ed : 10%       | 5              | \$3,400        | С                |
| Glass: Single Pane                 | 5%  |   |  | LIFE               | * *                   | 5              | \$6,500        | С                |
| Gypsum Board                       | 75%   |   |  | LIFE               | * *                   | 5              | \$77,500       | С                |
| Masonry: Brick                     | 10%   |   |  | LIFE               | * *                   |                |                | С                |
| Wood                               | 5%  |   |  | LIFE               | * *                   | 5              | \$34,400       | С                |

*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.

#### Asset # : 4372

| Architecture                |               | Current F            | Repair         | Futur      | e Replacement  | M              | aintenance     |                  |
|-----------------------------|---------------|----------------------|----------------|------------|----------------|----------------|----------------|------------------|
| System<br>Component<br>Type | % of<br>Total | Fail Date<br>(Years) | Estimated Cost | Year<br>FY | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Interior                    |               |                      |                |            |                |                |                |                  |
| Ceilings                    |               |                      |                |            |                |                |                |                  |
| AcousTileSusp.Lay-In        | 70%           |                      |                | 2035       | * *            | 5              | \$102,600      | В                |
| Exposed Struc: Steel        | 10%           |                      |                | LIFE       | * *            |                |                | В                |
| Gypsum Board                | 15%           |                      |                | LIFE       | * *            | 5              | \$27,500       | В                |
| Masonry: Infill Arch        | 5%            |                      |                | LIFE       | * *            |                |                | В                |

| Electrical                                | Current Repair  | Future Rep              | lacement     | Ma             | aintenance     |                  |
|---|---|-------------------------|--------------|----------------|----------------|------------------|
| System<br>Component<br>Type               | % of Fail Date Estimated<br>Total (Years)               | l Cost Year Estin<br>FY | nated Cost   | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Under 600 Volts                           |   |                         |              |                |                |                  |
| Service Equipment                         |   |                         |              |                |                |                  |
| Fused Disc Sw                             | 100%  | 2048                    | * *          | 5              | \$500          | В                |
|   | Other Observation, Extent : Mod                         | erate, Area Affected :  | 100%         |                |                |                  |
|   | Location : Electrical Room                              |                         |              |                |                |                  |
|   | Explanation : 2- Electrical Ser                         | vices Rated @ 4000 A    | mps And 3000 | 0 Amps         |                |                  |
| Switchgear / Switchboard<br>Fused Disc Sw | 100%  | 2048                    | * *          | 5              | \$500          | В                |
| Raceway                                   |   |                         |              |                |                |                  |
| Conduit                                   | 100%  | 2048                    | * *          | 1              |                | В                |
| Panelboards                               |   |                         |              |                |                |                  |
| Fused Disc Sw                             | 10%   | 2044                    | * *          | 5              | \$200          | В                |
| Molded Case Bkrs                          | 90%   | 2044                    | * *          | 5              | \$2,500        | В                |
| Wiring                                    |   |                         |              |                |                |                  |
| Thermoplastic                             | 100%  | 2048                    | * *          | 1              |                | В                |
| Motor Controllers                         |   |                         |              |                |                |                  |
| Locally Mounted                           | 100%  | 2039                    | * *          | 5              | \$700          | В                |
| Ground                                    |   |                         |              |                |                |                  |
| Grounding Devices                         |   |                         |              |                |                |                  |
| Not Accessible                            | 100%  |                         |              |                |                | D                |
| Stand-by Power                            |   |                         |              |                |                |                  |
| Transfer Switches                         |   |                         |              |                |                |                  |
| Automatic                                 | 100%  | 2039                    | * *          | 1              | \$31,800       | В                |
| Generators                                |   |                         |              |                |                |                  |
| Diesel                                    | 100%  | 2035                    | * *          | 1              | \$39,900       | В                |
|   | Other Observation, Extent : Mod<br>Location : Penthouse | erate, Area Affected :  | 100%         |                |                |                  |
|   | Explanation : 500 Kva Onan D                            | iesel Generator         |              |                |                |                  |
| Batteries                                 |   |                         |              |                |                |                  |
| Nickel Cadmium                            | 100%  | 2017                    | \$600        | 5              | \$23,000       | В                |

*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.

Asset # : 4372

|                                     |                      | Asset # : 4                  | -37Z              |   |                |                |                 |
|-------------------------------------|----------------------|------------------------------|-------------------|---|----------------|----------------|-----------------|
| Electrical                          | Cu                   | rrent Repair                 | Futur             | re Replacement                          | Μ              | aintenance     |                 |
| System<br>Component<br>Type         |                      | Date Estimated Cost<br>ears) | Year<br>FY        | Estimated Cost                          | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Cod |
| tand-by Power                       |                      |                              |                   |   |                |                |                 |
| Fuel Storage                        | 200/                 |                              | 2044              | * *                                     | F              | ¢5 500         | л               |
| Day Tank                            | 30%<br>Other Observa | tion, Extent : Moderate,     | 2044<br>Area Affe |   | 5              | \$5,500        | В               |
|                                     | Location : Pe        |                              | 717 cu 71jj c     |   |                |                |                 |
|                                     | Explanation .        | : 100 Gallons                |                   |   |                |                |                 |
| Main Tank                           | 70%                  |                              | 2057              | * *                                     | 5              | \$2,000        | В               |
|                                     | Other Observa        | tion, Extent : Moderate,     | Area Affe         | ected : 100%                            |                |                |                 |
|                                     | Location : Bo        |                              |                   |   |                |                |                 |
|                                     | Explanation .        | 2000 Gallons                 |                   |   |                |                |                 |
| Lighting                            |                      |                              |                   |   |                |                |                 |
| Interior Lighting<br>Fluorescent    | 98%                  |                              | 2030              | * *                                     | 10             | \$88,000       | В               |
|                                     |                      | tion, Extent : Moderate,     |                   | ected : 100%                            | 10             | \$66,000       | D               |
|                                     |                      | roughout The Building        |                   |   |                |                |                 |
|                                     |                      | T-8 And T-12 Lamps           |                   |   |                |                |                 |
| HID                                 | 2%                   |                              | 2030              | * *                                     | 10             | \$100          | В               |
| Egress Lighting                     |                      |                              |                   |   |                |                |                 |
| Exit, Service                       | 100%                 |                              | 2030              | * *                                     | 1              |                | В               |
| Exterior Lighting                   |                      |                              |                   |   |                |                |                 |
| HID                                 | 100%                 |                              | 2027              | * *                                     | 10             | \$300          | В               |
| Lightning Protection                |                      |                              |                   |   |                |                |                 |
| Arresters/Cabling<br>Generic        | 100%                 |                              | 2057              | * *                                     | 5              | \$600          | В               |
| Alarm                               | 100%                 |                              | 2037              |   | 5              | \$000          | Б               |
| Fire/Smoke Detection                |                      |                              |                   |   |                |                |                 |
| No Component                        | 70%                  |                              |                   |   |                |                | D               |
| Generic                             | 30%                  |                              | 2030              | * *                                     | 1-3            | \$19,100       | В               |
| Mechanical                          | Cu                   | rrent Repair                 | Futur             | re Replacement                          | М              | aintenance     |                 |
| System                              | % of Fail            | Date Estimated Cost          | Year              | Estimated Cost                          | Cycle          | Estimated Cost | Priority        |
| Component                           |                      | ears)                        | FY                | 200000000000000000000000000000000000000 | (Yrs)          | 2500000000000  | Cod             |
| Type<br>Heating                     |                      |                              |                   |   |                |                |                 |
| Energy Source                       |                      |                              |                   |   |                |                |                 |
| Utility Steam                       | 100%                 |                              | 2042              | * *                                     | 1              |                | В               |
| Conversion Equipment                |                      |                              |                   |   |                |                |                 |
| Heat Exchanger                      | 90%                  |                              | 2031              | * *                                     | 1              | \$43,700       | В               |
|                                     |                      | tion, Extent : Light, Arec   | a Affected        | l : 100%                                |                |                |                 |
|                                     | Location : Bo        |                              |                   |   |                |                |                 |
|                                     | Explanation          | 2 Units                      |                   |   |                | <b>1</b>       |                 |
| Pres. Reducing Valve/LP             | 10%                  |                              | 2031              | * *                                     | 5              | \$600          | В               |
| Steam                               |                      |                              |                   |   |                |                |                 |
| Distribution<br>Hot Wtr Piping/Pump | 100%                 |                              | 2038              | * *                                     | 4              | \$7,300        | В               |
| 1100 wu riping/rump                 | 100%                 |                              | 2038              |   | 4              | \$7,500        | D               |

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.

Asset # : 4372

|                             |               |                            | ASSet # : 4          | 51Z        |                |                |                       |                  |
|-----------------------------|---------------|----------------------------|----------------------|------------|----------------|----------------|-----------------------|------------------|
| Mechanical                  |               | Current                    | Repair               | Futur      | e Replacement  | Μ              | aintenance            |                  |
| System<br>Component<br>Type | % of<br>Total | Fail Date<br>(Years)       | Estimated Cost       | Year<br>FY | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost        | Priority<br>Code |
| Ieating                     |               |                            |                      |            |                |                |                       |                  |
| Terminal Devices            |               |                            |                      |            |                |                |                       |                  |
| Air Handler                 | 30%           |                            |                      | 2027       | * *            | 1              | \$18,200              | В                |
| Convector/Radiator          | 10%           |                            |                      | 2035       | * *            | 1              | \$3,200               | В                |
| Fan Coil Unit/Heat          | 60%           |                            |                      | 2027       | * *            | 1              | \$19,000              | В                |
| Air Conditioning            |               |                            |                      |            |                |                |                       |                  |
| Energy Source               |               |                            |                      |            |                |                |                       |                  |
| Electricity                 | 100%          |                            |                      | 2038       | * *            | 1              |                       | В                |
| Conversion Equipment        |               |                            |                      |            |                |                |                       |                  |
| Centrifugal, Elec Chiller   | 100%          |                            |                      | 2031       | * *            | 1              | \$106,100             | В                |
|                             |               | igerant, Ex<br>1 : Chiller | tent : Light, Area A | ffected :  | 100%           |                |                       |                  |
|                             |               |                            | Extent : Light, Area | Affected   | • 100%         |                |                       |                  |
|                             |               | ı : Basemei                |                      | njjecieu   | . 10070        |                |                       |                  |
|                             |               |                            | ulti Stack Chillers  |            |                |                |                       |                  |
| Distribution                | Елрини        | 1107 . 2 111               | un shack Chillers    |            |                |                |                       |                  |
| Chilled Wtr Pipe/Pump       | 100%          |                            |                      | 2042       | * *            | 4              | \$7,300               | В                |
| Terminal Devices            | 10070         |                            |                      | 2042       |                | -              | ψ7,500                | D                |
| Air Handler/Cool/Ht         | 30%           |                            |                      | 2027       | * *            | 1              | \$18,200              | В                |
| Fan Coil - Cool/Heat        | 50%<br>70%    |                            |                      | 2027       | * *            | 1              | \$18,200              | B                |
| Heat Rejection              | 7070          |                            |                      | 2027       |                | 1              | φ22,200               | D                |
| Water Cool Tower            | 100%          |                            |                      | 2023       | \$313,000      | 2              | \$98,600              | В                |
|                             |               | ervation 1                 | Extent : Light, Area |            |                | 2              | \$90,000              | D                |
|                             |               | i : Cooling                |                      | ngjeereu   | . 10070        |                |                       |                  |
|                             |               | -                          | lenser Water Filtra  | tion Syste | om Is Noodod   |                |                       |                  |
| /entilation                 | Елриана       | iion . Com                 | ienser water i titta | uon Syste  | em 15 Iveeueu  |                |                       |                  |
| Distribution                |               |                            |                      |            |                |                |                       |                  |
| Ductwork/Diffusers          | 100%          |                            |                      | LIFE       | * *            | 2-5            | \$54,600              | В                |
| Exhaust Fans                | 10070         |                            |                      | LIIL       |                | 23             | \$34,000              | D                |
| Interior                    | 90%           |                            |                      | 2027       | * *            | 2              | \$2,700               | В                |
| Roof                        | 10%           |                            |                      | 2027       | * *            | 2              | \$300                 | B                |
| Plumbing                    | 1070          |                            |                      | 2021       |                |                | φ300                  | В                |
| H/C Water Piping            |               |                            |                      |            |                |                |                       |                  |
| Brass/Copper                | 100%          |                            |                      | 2042       | * *            | 1              |                       | В                |
| HW Heat Exchanger           | 100/0         |                            |                      | 2012       |                | -              |                       |                  |
| Low Temp                    | 100%          |                            |                      | 2042       | * *            | 4              | \$14,600              | В                |
| Sanitary Piping             | 10070         |                            |                      | 2012       |                | •              | <i><b>Q1</b></i> ,000 | Ľ                |
| Cast Iron                   | 100%          |                            |                      | LIFE       | * *            | 1              |                       | В                |
| Storm Drain Piping          | 10070         |                            |                      |            |                | -              |                       | Ľ                |
| Cast Iron                   | 100%          |                            |                      | LIFE       | * *            | 1              |                       | В                |
| Sump Pump(s)                | 10070         |                            |                      |            |                | 1              |                       | <i></i>          |
| Rigid Piping                | 100%          |                            |                      | 2027       | * *            | 4              | \$2,000               | В                |
| Sewage Ejector(s)           | 10070         |                            |                      | 2021       |                | Ŧ              | $\psi^{2},000$        | U                |
| Electric                    | 100%          |                            |                      | 2027       | * *            | 4              | \$2,000               | В                |
| Backflow Preventer          | 100%          |                            |                      | 2027       |                | +              | \$2,000               | D                |
| Generic                     | 100%          |                            |                      | 2030       | * *            | 1              | \$6,100               | В                |
| Generic                     | 100%          |                            |                      | 2030       |                | 1              | \$0,100               | D                |

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

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

#### Asset # : 4372

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

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        | : RICHMOND EARLY LEARNING CEI | NTER               |                       |
|-------------------|-------------------------------|--------------------|-----------------------|
| 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            | \$1,900  |         | \$3,700 |         |
| Priority B            | \$9,600  | \$4,700 | \$5,200 | \$4,800 |
| Priority C            |          | \$200   | \$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.

### **ADMIN. FOR CHILDREN'S SERVICES - 068 RICHMOND EARLY LEARNING CENTER**

#### Asset # : 13414

|   |               |                              | ASSel # . 13                           | 9414               |                     |                |                 |                 |
|---|---------------|------------------------------|--|--------------------|---------------------|----------------|-----------------|-----------------|
| Architecture                              |               | Current F                    | Repair                                 | Futur              | e Replacement       | M              | aintenance      |                 |
| ystem<br>Component<br>Type                | % of<br>Total | Fail Date<br>(Years)         | Estimated Cost                         | Year<br>FY         | Estimated Cost      | Cycle<br>(Yrs) | Estimated Cost  | Priority<br>Cod |
| xterior                                   |               |                              |  | •                  |                     |                |                 |                 |
| Exterior Walls                            | <b>.</b>      |                              |  |                    | de ale              | _              | <b>\$</b> < 0.0 |                 |
| Cast in Place Concrete                    |               |                              | nt, Extent : Light, A<br>out           | LIFE<br>Area Affeo | * *<br>cted : 66%   | 5              | \$600           | А               |
| Concrete Masonry Unit                     | Water Per     |                              | \$1,900<br>Extent : Light, Area<br>out | LIFE<br>Affected   | * *                 | 5              | \$700           | А               |
| Masonry: Brick                            | 67%           | nlass Fuid                   | ant Entant . Light                     | LIFE               | * *                 | 5              | \$2,500         | А               |
|   |               | place Evia<br>1 : Through    | ent, Extent : Light,<br>out            | Area Ађ            | ectea : 100%        |                |                 |                 |
| Windows                                   |               |                              |  |                    |                     |                |                 |                 |
| Aluminum                                  |               |                              | ent, Extent : Light,<br>out            | 2046<br>Area Affe  | * *<br>ected : 100% | 5              | \$900           | A               |
| Parapets<br>Metal: Cage/Fence             |               | place Evide                  | ent, Extent : Light,                   | 2041<br>Area Affe  | * *<br>ected : 100% | 5-10           | \$7,700         | А               |
| <del></del>                               | Location      | ı : Through                  | out                                    |                    |                     |                |                 |                 |
| Roof<br>Modified Bitumen                  |               |                              | ent, Extent : Light,<br>out            | 2031<br>Area Affe  | * *<br>ected : 100% | 10             | \$7,200         | А               |
| terior                                    |               |                              |  |                    |                     |                |                 |                 |
| Floors                                    |               |                              |  |                    |                     |                |                 |                 |
| Ceramic Tile                              | 5%            |                              |  | 2030               | * *                 | 5              | \$400           | C               |
| Vinyl Tile                                |               |                              | ent, Extent : Light,<br>out            | 2031<br>Area Affe  | * *<br>ected : 100% | 3              | \$2,900         | С               |
| Interior Walls                            |               |                              |  |                    |                     | _              |                 | _               |
| Concrete Masonry Unit                     | 10%           |                              |  | LIFE               | * *                 | 5              | \$300           | C               |
| Gypsum Board                              |               | stallation, H<br>1 : Through | Extent : Light, Area<br>out            | LIFE<br>Affected   | * *<br>l : 100%     | 5              | \$3,900         | С               |
| Ceilings<br>AcousTileSusp.Lay-In          | 100%          |                              |  | 2034               | * *                 | 5              | \$8,200         | В               |
| lectrical                                 |               | Current F                    | Repair                                 | Futur              | e Replacement       | М              | aintenance      |                 |
| ystem<br>Component<br>Type                | % of<br>Total | Fail Date<br>(Years)         | Estimated Cost                         | Year<br>FY         | Estimated Cost      | Cycle<br>(Yrs) | Estimated Cost  | Priorit<br>Cod  |
| nder 600 Volts                            | •             |                              |  | •                  |                     |                |                 | -               |
| Switchgear / Switchboard<br>Fused Disc Sw | 100%          |                              |  | 2021               | \$29,100            | 5              |                 | В               |
| Raceway                                   |               |                              |  |                    | *                   |                |                 | _               |
| Conduit<br>Conduit                        | 30%<br>70%    |                              |  | 2021<br>2047       | \$2,800<br>* *      | 1<br>1         |                 | B<br>B          |
|   | 7070          |                              |  | 3017               |                     | -              |                 | ~               |

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### **ADMIN. FOR CHILDREN'S SERVICES - 068 RICHMOND EARLY LEARNING CENTER**

| Asset | # | 2 | 134 | 14 |
|-------|---|---|-----|----|
|       |   |   |     |    |

| Electrical                  | Current R                       | ASSEL#.IS<br>enair |            | e Replacement  | M              | aintenance      |                  |
|-----------------------------|---------------------------------|--------------------|------------|----------------|----------------|-----------------|------------------|
|                             |                                 |                    | i utur     | e Keplacement  |                |                 |                  |
| System<br>Component<br>Type | % of Fail Date<br>Total (Years) | Estimated Cost     | Year<br>FY | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost  | Priority<br>Code |
| Jnder 600 Volts             |                                 |                    |            |                |                |                 |                  |
| Panelboards                 |                                 |                    |            |                |                |                 |                  |
| Fused Disc Sw               | 5%                              |                    | 2043       | * *            | 5              |                 | В                |
| Molded Case Bkrs            | 10%                             |                    | 2020       | \$1,700        | 5              |                 | В                |
| Molded Case Bkrs            | 85%                             |                    | 2043       | * *            | 5              | \$100           | В                |
| Wiring                      |                                 |                    |            |                |                |                 |                  |
| Thermoplastic               | 90%                             |                    | 2047       | * *            | 1              |                 | В                |
| Thermoplastic               | 10%                             |                    | 2021       | \$900          | 1              |                 | В                |
| Motor Controllers           |                                 |                    |            |                |                |                 |                  |
| Locally Mounted             | 100%                            |                    | 2038       | * *            | 5              |                 | В                |
| Ground                      |                                 |                    |            |                |                |                 |                  |
| Grounding Devices           |                                 |                    |            |                |                |                 |                  |
| Generic                     | 100%                            |                    | LIFE       | * *            | 5              | \$100           | В                |
| Lighting                    |                                 |                    |            |                |                |                 |                  |
| Interior Lighting           |                                 |                    |            |                | 10             | <b>**</b>       | -                |
| Fluorescent                 | 5%                              |                    | 2029       | * *            | 10             | \$300           | В                |
|                             | Other Observation, Ex           |                    | Area Affe  | cted : 100%    |                |                 |                  |
|                             | Location : Lobby An             |                    |            |                |                |                 |                  |
|                             | Explanation : Using             | T-5 Lamps          |            |                |                |                 |                  |
| Fluorescent                 | 95%                             |                    | 2029       | * *            | 10             | \$4,800         | В                |
|                             | Other Observation, Ex           |                    | Area Affe  | cted : 100%    |                |                 |                  |
|                             | Location : Througho             |                    |            |                |                |                 |                  |
|                             | Explanation : Using             | T-8 Lamps          |            |                |                |                 |                  |
| Egress Lighting             | <b>5</b> 00/                    |                    | 2020       | * *            | 10             | <b>#7</b> 00    | р                |
| Emergency, Battery          | 50%                             |                    | 2029       | * *            | 10             | \$700           | B                |
| Exit, Service               | 50%                             |                    | 2029       |                | 1              |                 | В                |
| Exterior Lighting           | 1000/                           |                    | 2020       | * *            | 10             |                 | л                |
| HID                         | 100%                            |                    | 2029       |                | 10             |                 | В                |
| Alarm                       |                                 |                    |            |                |                |                 |                  |
| Security System             | 0.00/                           |                    |            |                |                |                 | р                |
| No Component                | 80%                             |                    | 2029       | * *            | 1              | ¢400            | D<br>B           |
| Generic                     | 20%<br>Other Observation, Ex    | tont · Moderate    |            |                | 1              | \$400           | В                |
|                             | Location : Front Ext            |                    | area Ajje  | cieu . 100%    |                |                 |                  |
|                             | Explanation : One C             |                    |            |                |                |                 |                  |
| Fire/Smoke Detection        | Explanation . One C             | umeru              |            |                |                |                 |                  |
| No Component                | 10%                             |                    |            |                |                |                 | D                |
| Generic                     | 90%                             |                    | 2029       | * *            | 1-3            | \$3,100         | B                |
| Generic                     | 90%                             |                    | 2029       |                | 1-3            | \$5,100         | Б                |
| Mechanical                  | Current R                       | epair              | Futur      | e Replacement  | M              | aintenance      |                  |
| System                      | % of Fail Date                  | Estimated Cost     | Year       | Estimated Cost | Cycle          | Estimated Cost  | Priority         |
| Component                   | Total (Years)                   | COSt               | FY         | _summed Cost   | (Yrs)          | Contracted COSt | Cod              |
| Туре                        | (                               |                    |            |                | (/             |                 |                  |
| Heating                     |                                 |                    |            |                |                |                 |                  |
| Energy Source               | <b>5</b> 00/                    |                    | • • • •    |                |                |                 | -                |
| Electricity                 | 50%                             |                    | 2041       | * *            | 1              |                 | В                |
| Natural Gas                 | 50%                             |                    | 2041       | * *            | 1              |                 | В                |

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

#### Asset # : 13414

| Mechanical                   | Current Repair  | Futur           | e Replacement    | Μ              |                |                  |
|------------------------------|---|-----------------|------------------|----------------|----------------|------------------|
| System<br>Component<br>Type  | % of Fail Date Estimated C<br>Total (Years)             | Cost Year<br>FY | Estimated Cost   | Cycle<br>(Yrs) | Estimated Cost | Priority<br>Code |
| Ieating                      |   |                 |                  |                |                |                  |
| <b>Conversion Equipment</b>  |   |                 |                  |                |                |                  |
| Furnace                      | 50%   | 2026            | * *              | 1              | \$1,400        | В                |
|                              | Other Observation, Extent : Light, A                    | Area Affected   | : 50%            |                |                |                  |
|                              | Location : Roof   |                 |                  |                |                |                  |
|                              | Explanation : 2 Units                                   |                 |                  |                |                |                  |
| Radiant Heater               | 50%   | 2026            | * *              | 2              | \$1,300        | В                |
| Air Conditioning             |   |                 |                  |                |                |                  |
| Energy Source                |   |                 |                  |                |                | -                |
| Electricity                  | 100%  | 2037            | * *              | 1              |                | В                |
| Conversion Equipment         | 1000/   | 2024            | <b>* 10, 200</b> |                | <b>\$2</b> 00  | P                |
| Ext Pkg Unit -               | 100%  | 2021            | \$40,300         | 2              | \$300          | В                |
| Heating/Cooling              | Other Observation France Links                          | A A (C J        | . 1000/          |                |                |                  |
|                              | Other Observation, Extent : Light, A<br>Location : Roof | Area Affectea   | : 100%           |                |                |                  |
|                              | Explanation : 2 Units                                   |                 |                  |                |                |                  |
| /entilation                  | Explanation : 2 Units                                   |                 |                  |                |                |                  |
| Distribution                 |   |                 |                  |                |                |                  |
| Ductwork/Diffusers           | 100%  | LIFE            | * *              | 2-5            | \$3,100        | В                |
| Exhaust Fans                 | 100/0   |                 |                  | 23             | \$5,100        | D                |
| Roof                         | 80%   | 2026            | * *              | 2              | \$100          | В                |
| No Component                 | 20%   | 2020            |                  | -              | <b>\$100</b>   | D                |
| Plumbing                     |   |                 |                  |                |                |                  |
| H/C Water Piping             |   |                 |                  |                |                |                  |
| Brass/Copper                 | 100%  | 2041            | * *              | 1              |                | В                |
| Water Heater                 |   |                 |                  |                |                |                  |
| Electric                     | 100%  | 2020            | \$900            | 4              |                | В                |
| Sanitary Piping              |   |                 |                  |                |                |                  |
| Cast Iron                    | 100%  | LIFE            | * *              | 1              |                | В                |
| Storm Drain Piping           |   |                 |                  |                |                |                  |
| Cast Iron                    | 100%  | LIFE            | * *              | 1              |                | В                |
| Sewage Ejector(s)            |   |                 |                  |                |                |                  |
| Electric                     | 100%  | 2026            | * *              | 4              | \$2,000        | В                |
| Fixtures                     |   |                 |                  |                |                |                  |
| Generic                      | 100%  |                 |                  |                |                | В                |
| Vertical Transport           |   |                 |                  |                |                |                  |
| Elevators                    | 1000/   |                 |                  |                |                | ~                |
| Hydraulic                    |   | LIFE            | * *              |                |                | С                |
|                              | Other Observation, Extent : Light, A                    | Area Affected   | : 100%           |                |                |                  |
|                              | Location : B-2  |                 |                  |                |                |                  |
|                              | Explanation : 1 Unit                                    |                 |                  |                |                |                  |
| Suppression                  |   |                 |                  |                |                |                  |
| ire Suppression<br>Sprinkler |   |                 |                  |                |                |                  |

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