Print Date: 16-Sep-2016 DIV. OF YOUTH & FAMILY JUSTICE - FY 2017

Asset Name : BEACH AVE. NON-SECURE DET. HOME1 (GROUP HOME)

Address : 1101 BEACH AVENUE

Borough : BRONX Agency's Number : N/A
Program / Asset # : DJJ0004.000 / 14321 Yr Built/Renovated : 1972 /

Area Sq Ft : 4,080 Project Type : JUVENILE JUSTICE

Date of Survey : 08-Feb-2013 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 3753 Lot : 1 BIN : 2024244

#### **CAPITAL**

**Total** 

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$23,100		\$400	
Interior Architecture	\$13,400			\$300
Electrical		\$6,200		
Mechanical	\$2,800	\$5,200	\$500	\$300
Total	\$39,400	\$11,500	\$800	\$600
Importance Code A	\$23,300	\$300	\$600	\$200
Importance Code B	\$15,800	\$11,200	\$300	\$400
Importance Code C	\$200			
Total	\$39,400	\$11,500	\$800	\$600



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14321

rchitecture	Cı	urrent Repa	ir	Futur	e Replacement	M	aintenance	
stem Component Type		il Date Est Years)	imated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls	<b>5</b> 00/	•	Φ4. <b>%</b> <0.0		de de	_	Φ	
Masonry: Brick	70% N Diagonal Cra Location : E		\$15,600 Moderate, Ar	LIFE ea Affect	* * red : 5%	5	\$5,300	
	Horizontal Cr Location : S			rea Affe	cted : 2%			
	Vertical Craci Location : W	ks, Extent :		a Affecte	d : 2%			
Pre-Cast Concrete	5% (	0-2	\$2,400	LIFE	* *	5	\$1,200	
	Int Mortar Mi Location : W		tent : Moderat	e, Area A	Affected : 25%			
Stucco Cement	25% N	low	\$2,700	2037	* *	5	\$2,400	
	Cracking/Crus Location : W	_	ent : Moderate	, Area Aj	fected : 10%			
	Vertical Crack Location : W		Moderate, Are	a Affecte	d : 5%			
Windows								
Aluminum	100%			2040	* *	5	\$800	
	Other Observa Location : T	hroughout						
	Explanation	: Units Ren	ain Locked Th	roughou	t For Security Pur	poses		
Parapets Control Control	70/	2	¢1 100	LIDD	* *	_	¢200	
Cast Stone/Terra Cotta	7% ( Jnt Mortar Mi	0-2 iss/Frod Fr	\$1,100	LIFE		5	\$200	
			oing At South I		ijjecieu . 5070			
Masonry: Brick	90%			LIFE	* *	5	\$400	
Pre-Cast Concrete	3%			LIFE	* *	5	\$100	
Roof							4100	
Asphalt Shingle	15%			2027	\$1,400	10	\$100	
Modified Bitumen	85% N	low	\$1,300	2029	* *			
	Miss/Damage Location : A			erate, Ar	ea Affected : 10%			
	Ponding, Exte Location : A			ed : 20%	ó			

Interior

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14321

Architecture	Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Floors							
Cast in Place Concrete	20%		LIFE	* *	5	\$2,700	
Ceramic Tile	5%		2027	\$5,800	5	\$300	
Vinyl Tile	35% 4+	\$5,300	2029	* *	3	\$800	
	Recent Repair Evider	_					
	Location : Through						
	Worn/Eroded, Extent						
	Location : First Flo	oor Library, Staff R	ecord Ro	oom, Lounge			
Wood	40% 4+	\$7,900	2052	* *	5	\$2,300	
	Deteriorated Finish,	Extent : Moderate,	Area Afj	fected : 30%			
	Location: First An	d Second Floors					
	Split/Cracked, Extent	: Moderate, Area	Affected	: 15%			
	Location : First An	d Second Floors					
Interior Walls							
Cast in Place Concrete	15%		LIFE	* *			
Ceramic Tile	5%		2033	* *	5	\$400	
	Recent Repair Evider Location : Through			cted : 100%			
Gypsum Board	55%		LIFE	* *	5	\$2,500	
71	Recent Repair Evider	nt, Extent : Light, A	rea Affe	cted : 75%		. ,	
	Location : Through	out Second And Th	ird Floo	r, 2012			
Wood	25%		LIFE	* *	5	\$7,600	
Ceilings						. ,	
Exposed Struc: Wood	15%		LIFE	* *			
Gypsum Board	85%		LIFE	* *	5	\$6,500	
Site Enclosure						·	
Fence/Gates							
Chain link	100%		2034	* *			
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100% Now	\$1,800	2029	* *			
	Other Observation, E	Extent : Moderate, A	Area Affe	cted : 20%			
	Location : Along W						
	Explanation: Unev	en Panels/Crackin	g/Trip H	azards			
Parking/Driveway							
Asphalt	100%		2027	\$7,700			
	Other Observation, E	_	Affected	: 15%			
	Location : At Parki						
	Explanation: Crace	king					

Electrical	Cu	rent	Repair	Futu	re Replacement	М	aintenance	
System Component Type		Date ars)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Under 600 Volts

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Electrical	Curren	Current Repair Future Replacement Maintenance		Future Replacement		aintenance		
System Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%		2034	* *	5	\$100		
		, Extent : Moderate, A	Area Affe	ected : 100%				
	Location: Basem	ent						
	Explanation : On	e 200 Amps Main Dis	sconnect	Switch				
Raceway								
Conduit	100%		2034	* *	1			
Panelboards								
Fused Disc Sw	5%		2032	* *	5			
Molded Case Bkrs	95%		2032	* *	5	\$100		
Wiring								
Thermoplastic	100%		2034	* *	1			
Ground								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$100		
Lighting								
Interior Lighting								
Fluorescent	95%		2032	* *	10	\$3,600		
		, Extent : Moderate, A	Area Affe	ected : 100%				
	Location : 2nd Fl							
	Explanation: T-8	3 Lamps						
Incandescent	5%		2019	\$1,000	2			
Egress Lighting								
Emergency, Battery	30%		2032	* *	10	\$300		
Emergency, Battery	20%		2024	\$600	10	\$200		
Exit, Service	20%		2024	\$200	1			
Exit, Service	30%		2032	* *	1			
Exterior Lighting								
HID	60%		2032	* *	10			
Incandescent	40%		2019	\$5,100	2			

Mechanical	Current Repair Future Replacement		Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2044	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2029	* *	1	\$2,000	
	Other Observation, Extent : Light, Area	Affected: 1	100%			
	Location: Basement Boiler Room					
	Explanation: 1 Unit, Hart And Grous	se Corp 1	!20,000 Btu/hr			

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Distribution							
Hot Wtr Piping/Pump	100%		2032	* *	4	\$200	
	Other Observation, I	_	Affected	: 100%			
	Location: 1st, 2nd						
Townsia at Dania	Explanation: 3 Zo	nes					
Terminal Devices Convector/Radiator	100%		2029	* *	1	\$1,300	
Convector/Radiator	Other Observation, I	Extent : Light Area			1	\$1,500	
	Location : Perimet	_	Ајјестеи	. 100/0			
		t Iron Baseboard Ra	diators				
Air Conditioning	zaprantion Cust	J. Zaseboura Ru					
Energy Source							
Electricity	100%		2032	* *	1		
Conversion Equipment							
Window/Wall Unit	60% Now	\$2,500	2019	\$4,900	1		
	Malfunctioning, Exte	ent : Moderate, Are	a Affected	d: 50%			
	Location: Through	hout, Multiple Mech	anical A	nd Or Electrical D	eficienci	es	
No Component	40%						
Ventilation							
Exhaust Fans							
Wall Unit	30% Now		2024	\$1,800	2		
	Malfunctioning, Exte						
		Floor Bathroom, D	-				
	Other Observation, I	_	Affected	: 10%			
	Location: 2nd Flo						
	Explanation : Bath	room Only					
No Component	70%						
Plumbing							
H/C Water Piping	400-1						
Brass/Copper	100%		2034	* *	1		
Water Heater	1000/		2022	0000	2	<b>#100</b>	
Gas Fired	100%	Entract : I to A	2022	\$900	2	\$100	
	Other Observation, I Location : Baseme		Affected	: 100%			
Sanitary Piping	Explanation: 40 G	ranon kneems					
Cast Iron	100%		LIFE	* *	1		
Fixtures	100/0		LIIL	·	1		
Generic	100%						
Continu	Obsolete Fixtures, E	Extent : Severe. Area	Affected	! : 60%			
	Location : Bathroo		33 . 2 . 2 . 2				

 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 16-Sep-2016 DIV. OF YOUTH & FAMILY JUSTICE - FY 2017

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

Address : 1103 BEACH AVENUE

Borough : BRONX Agency's Number : N/A
Program / Asset # : DJJ0005.000 / 14322 Yr Built/Renovated : 1972 /

Area Sq Ft : 4,080 Project Type : JUVENILE JUSTICE

Date of Survey : 08-Feb-2013 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 3753 Lot : 73 BIN : 2095231

#### **CAPITAL**

**Total** 

Importance Code

**Total** 

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$15,400		\$400	
Interior Architecture	\$20,900			\$300
Electrical		\$6,200		
Mechanical	\$5,800	\$39,800	\$4,200	\$4,100
Total	\$42,100	\$46,000	\$4,600	\$4,400
Importance Code A	\$15,600	\$200	\$600	\$200
Importance Code B	\$26,400	\$45,800	\$4,000	\$4,200
Importance Code C	\$200			
Total	\$42,100	\$46,000	\$4,600	\$4,400



 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14322

Architecture	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost   Year   Estimated Cost   FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior					
Exterior Walls Masonry: Brick	70% Now \$7 Diagonal Cracks, Extent: Mode	7,800 LIFE ** rate. Area Affected: 5%	5	\$5,300	
	Location : East Facade				
	Horizontal Cracks, Extent : Mod Location : West Facade	lerate, Area Affected : 5%			
Pre-Cast Concrete	5% 0-2 \$2  Jnt Mortar Miss/Erod, Extent: M  Location: Window Sills	2,400 LIFE ** Moderate, Area Affected : 25%	5	\$1,200	
Stucco Cement		2,700 2037 **	5	\$2,400	
2.000	Cracking/Crumbling, Extent : Ma Location : West Facade	oderate, Area Affected : 5%		Ψ <b>2</b> , 100	
	Diagonal Cracks, Extent : Mode Location : West Facade	rate, Area Affected : 5%			
Windows					
Aluminum	100% Other Observation, Extent: Mod Location: Throughout	2040 ** lerate, Area Affected : 100%	5	\$800	
	=	cked Throughout For Security Pu	rposes		
Parapets					
Cast Stone/Terra Cotta	7% 0-2 \$1  Int Mortar Miss/Erod, Extent: M  Location: Clay Tile Coping At		5	\$200	
Masonry: Brick	90%	LIFE **	5	\$400	
Pre-Cast Concrete	3%	LIFE **	5	\$100	
Roof Asphalt Shingle	15%	2027 \$1,400	10	\$100	
Modified Bitumen		1,300 2029 **	10	\$100	
Wiodiffed Bitamen	Gut/DS Non Func/Miss, Extent:	,			
		uminum Leader At Rear Of Buildi	-		
	Miss/Damaged Flashings, Extendation: North Side	t : Moderate, Area Affected : 10%			
terior					
Floors Cast in Place Concrete	20%	LIFE **	5	\$2,700	
Ceramic Tile	5%	2027 \$5,800		\$300	
Vinyl Tile		5,300 2029 **	3	\$800	
·	Recent Repair Evident, Extent : I Location : Throughout Second	0			
	Worn/Eroded, Extent : Moderate Location : Kitchen And Dining				
Wood		7,900 2052 **	5	\$2,300	
	Deteriorated Finish, Extent : Mo Location : First And Second Fl	loors			
	Split/Cracked, Extent: Moderate				
	Location: First And Second Fl	loors			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14322

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Cast in Place Concrete	15%			LIFE	* *			
Ceramic Tile	5%			2033	* *	5	\$400	
		-	nt, Extent : Light, A		cted : 100%			
			out Bathrooms, 20					
Gypsum Board	55%			LIFE	* *	5	\$2,500	
		-	nt, Extent : Light, A					
	Location	n : Through	out First And Seco	nd Floor	; 2012			
Wood	25%			LIFE	* *	5	\$7,600	
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$2,400	2044	* *	5	\$200	
•	Broken/M	issing Elen	ients, Extent : Mod	erate, Ar	rea Affected : 15%			
	Location	n : Basemer	ıt					
	Cracking/	Crumbling.	, Extent : Moderate	, Area Aj	ffected : 25%			
	Location	n : Basemer	ıt					
	Staining/I	Discoloring	, Extent : Severe, A	rea Affec	cted : 25%			
	Location	n : Basemer	ıt					
Exposed Struc: Wood	10%			LIFE	* *			
Gypsum Board	85%		\$5,100	LIFE	* *	5	\$6,500	
<b>.</b> 1	Punct/Tea	ır/Impact D	amage, Extent : Mo	oderate, .	Area Affected : 10	%	,	
	Location	n : Through	out					
Site Enclosure								
Fence/Gates								
Chain link	100%			2034	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2029	* *			
Parking/Driveway								
Asphalt	100%			2027	\$7,700			
			Extent : Light, Area	Affected	: 15%			
	Location	n : At Parki	ng Area					

lectrical	Current Repair	Future Repla	cement	M	aintenance	
rstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima	nted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ider 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2034	* *	5		
	Other Observation, Extent : Moderate,	Area Affected : 10	00%			
	Location: Basement					
	Explanation: One 200 Amps Main L	Sisconnect Switch				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2034	* *	5	\$100	
Raceway						
Conduit	100%	2034	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14322

Electrical	Current Repair	Future Replacement	Maintenance
System Component Type	% of Fail Date Estimated (Total (Years)	Cost   Year   Estimated Cost   FY	Cycle Estimated Cost (Yrs) Prior
Under 600 Volts			
Panelboards			
Fused Disc Sw	5%	2032 **	5
Molded Case Bkrs	95%	2032 **	5 \$100
Wiring			
Thermoplastic	100%	2034 **	1
Ground			
Grounding Devices			
Generic	100%	LIFE **	5 \$100
Lighting			
Interior Lighting			
Fluorescent	95%	2032 **	10 \$3,600
	Other Observation, Extent: Mode	rate, Area Affected : 100%	
	Location : Throughout		
	Explanation: T-8 Lamps		
Incandescent	5%	2019 \$1,000	2
Egress Lighting			
Emergency, Battery	30%	2032 **	10 \$300
Emergency, Battery	20%	2024 \$600	10 \$200
Exit, Service	20%	2024 \$200	1
Exit, Service	30%	2032 **	1
Exterior Lighting			
HID	60%	2032 **	10
Incandescent	40%	2019 \$5,100	2

echanical	Current Repair	Futur	e Replacement	М	aintenance	
zstem Component Type	% of Fail Date Estimated Cos Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating						
Energy Source						
Natural Gas	100%	2044	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2029	* *	1	\$2,000	
	Other Observation, Extent: Light, Are	ea Affected	: 100%			
	Location: Basement Boiler Room					
	Explanation: 1 Unit- Hart And Gro	usse- 120,0	00 Btu/hr			
Distribution						
Hot Wtr Piping/Pump	100%	2032	* *	4	\$200	
	Other Observation, Extent: Light, Are	ea Affected	: 100%			
	Location: 1st, 2nd And 3rd Floor					
	Explanation: 3 Zones					
Terminal Devices						
Convector/Radiator	100%	2029	* *	1	\$1,300	
	Other Observation, Extent : Light, Are	ea Affected	: 100%			
	Location : Perimeter Walls					
	Explanation: Cast Iron Baseboard	Radiators				

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.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Current Repai	r Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning						
Energy Source						
Electricity	100%	2032	* *	1		
Conversion Equipment						
Window/Wall Unit	70% Now	\$1,700 2019	\$5,700	1		
	Malfunctioning, Extent : M					
	Location : Throughout, M	Iultiple Mechanical And	l Or Electrical D	eficienci	es	
No Component	30%					
Ventilation						
Exhaust Fans						
Roof	10%	2024	\$300	2		
	Other Observation, Extent	: Light, Area Affected :	10%			
	Location : Side Of Buildin	ng				
	Explanation : Kitchen Ex On Roof	haust Is Ducted Out Of	The Building And	l Up To	An Exhaust Fan	
Wall Unit	30%	2024	\$1,800	2		
No Component	60%					
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2034	* *	1		
Water Heater						
Gas Fired	100%	2022	\$900	2	\$100	
	Other Observation, Extent	: Light, Area Affected :	100%			
	Location: Basement Boil					
	Explanation: 40 Gallon	- American				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
Generic	100%	2024	\$400	1	\$300	
Fixtures						
Generic	100%					
Fire Suppression						
Chemical System						
Generic	100%	2019	\$25,500	1-3	\$50,600	

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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Print Date: 16-Sep-2016 DIV. OF YOUTH & FAMILY JUSTICE - FY 2017

Asset Name : CROSSROADS JUVENILE DETENTION CENTER

Address : 17 BRISTOL ST. AT PITKIN AVE.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 125,000 Project Type : JUVENILE JUSTICE

Date of Survey : 18-Jul-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 3498 Lot : 8 BIN : 3378202

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$2,303,000	\$268,900
Interior Architecture	\$858,200	\$958,000
Electrical		\$2,770,800
Mechanical	\$169,800	\$870,000
Total	\$3,331,000	\$4,867,700
Importance Code A	\$2,303,000	\$358,400
Importance Code B	\$915,300	\$4,509,300
Importance Code C	\$112,600	
Total	\$3,331,000	\$4,867,700

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$117,600		\$12,200	
Interior Architecture	\$216,700			\$9,100
Electrical	\$36,800	\$9,900	\$18,800	\$10,100
Mechanical	\$54,100	\$20,800	\$27,600	\$22,300
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$433,100	\$38,500	\$66,500	\$49,400
Importance Code A	\$138,100	\$6,200	\$18,400	\$6,200
Importance Code A Importance Code B	\$138,100 \$208,200	\$6,200 \$32,300	\$18,400 \$48,100	\$6,200 \$43,200
-	,,	1 - 7	, -,	, -,



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

rchitecture	Current F	Repair	Futur	e Replacement	М	aintenance	
estem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls	40	***			_	404.000	
Cast Stone/Terra Cotta	10% 0-2 Cracking/Crumbling, Location : Through	out			5	\$91,000	
	Staining/Discoloring, Location : Through		, Area Ą	ffected : 15%			
Masonry: Brick	25% Now Efflorescence, Extent Location: Through		LIFE Affected	* *	5	\$29,100	
	Horizontal Cracks, E. Location : Through		rea Affe	cted : 5%			
	Vertical Cracks, Exte Location : Through		ffected :	5%			
	Water Penetration, E. Location: Gymnasi		rea Affe	cted : 10%			
Masonry: Brick	55%		LIFE	* *	5	\$128,100	
Metal Panel	5% Now Deformed/Dented, Ex Location: Through		2047 Affected	* *	5	\$10,900	
Metal: Cage/Fence	5% Now Corrosion/Rusting, E. Location: Through	\$29,000 xtent : Light, Area out ctent : Light, Area			5	\$12,700	
Windows	Location : Through	out					
Metal/Detention Type	100% Now Deteriorated Finish, Location: Through Glazing Broken/Crac Location: Through	out ked, Extent : Mode			5	\$31,500	

Asset #: 4382

Architecture	Current Repair	Future Replacemen	nt M	Maintenance			
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimated C FY	ost Cycle (Yrs)	Estimated Cost	Priority		
Exterior							
Parapets							
Cast Stone/Terra Cotta	75% Now \$271,6	00 LITE	* * 5	\$84,800			
	Jnt Mortar Miss/Erod, Extent: Mod	derate, Area Affected : 20%					
	Location: Throughout Water Penetration, Extent: Modera	ata Anna Affactad . 200/					
	Location: Throughout	ue, Area Ajjeciea . 2076					
Matal Danal		00 2047	** 5	¢1.400			
Metal Panel	5% Now \$11,0 Deformed/Dented, Extent: Modera	00 2047	** 5	\$1,400			
	Location: Throughout	ie, Areu Ajjecieu . 2070					
	Water Penetration, Extent: Modera	ute. Area Affected : 20%					
	Location : Throughout	···,· - · · · · · · · · · · · · · · ·					
Metal Rail	10% 0-2 \$3,8	00 2032	** 5	\$10,400			
Wiewi Puli	Corrosion/Rusting, Extent: Light, A		J	Ψ10,100			
	Location : Throughout	33					
Pre-Cast Concrete	10% 0-2 \$5,1	00 LIFE	** 5	\$9,200			
	Water Penetration, Extent : Modera			. ,			
	Location : Gymnasium						
Roof							
Built-Up (BUR)	60% Now \$358,5	00 2037	* *				
	Alligatoring, Extent: Moderate, Ar	ea Affected : 30%					
	Location: Throughout	100					
	Ponding, Extent: Moderate, Area A Location: Throughout	Affected: 10%					
	Vegetation Growth, Extent : Moder	ate Area Affected : 20%					
	Location: Throughout	aie, mea mjeciea . 2070					
	Water Penetration, Extent : Modera	ate, Area Affected : 10%					
	Location: Throughout	. 55					
Metal, Corrugated	30% Now \$34,5	00 2040	* * 1				
,	Water Penetration, Extent : Modera						
	Location: Over Gymnasium						
Metal Panel	5%	2040	* * 10	\$12,200			
	Corrosion/Rusting, Extent : Light, A	Area Affected : 10%					
	Location : Throughout						
	Other Observation, Extent: Light, A	Area Affected : 100%					
	Location : Above Balconies						
	Explanation : Perforated Metal Se						
Skylight, Plastic	5% Now \$180,6		* * 1				
	Glazing Broken/Cracked, Extent: N	Aoderate, Area Affected : 40	)%				
nterior	Location : Throughout						

Interior

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Architecture	Curre	ent Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail D Total (Yea	oate Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior							
Floors					_		
Cast in Place Concrete	10% Nov Cracking/Crumb Location : Thro	ling, Extent : Modera	LIFE te, Area A	* * ffected : 15%	5	\$35,400	
Ceramic Tile	20% Now Cracking/Crumb Location: Three	ling, Extent : Modera	2036 te, Area A	* * ffected : 20%	5	\$16,200	
Quarry Tile	5% Now Cracking/Crumb Location: Three	ling, Extent : Light, A	2040 rea Affect	* * ed : 10%	5	\$6,100	
Sheet Vinyl/Rubber	10% Now Worn/Eroded, Ex Location: Thre	ctent : Light, Area Aff	2032 ected : 109	* *	5	\$12,100	
Traffic Topping	10%		2027	\$196,100	5	\$20,200	
Vinyl Tile	Location : Thro	ling, Extent : Modera oughout ctent : Moderate, Area			3	\$27,300	
Interior Walls							
Cast in Place Concrete	5%		LIFE	* *	10	\$16,200	
Ceramic Tile	5% Nov	' '	2036	* *	5	\$3,200	
	Cracking/Crumb Location: Thro	ling, Extent : Light, A pughout	rea Affect	ed : 30%			
Concrete Masonry Unit	40% 0-2 Cracking/Crumb Location : Three	ling, Extent : Light, A	LIFE rea Affect	* * ed : 20%	5	\$20,800	
Glass: Single Pane	5% Now Glazing Broken/C Location : Thro	Cracked, Extent : Ligh	LIFE nt, Area Aj	* * fected : 20%	5	\$4,900	
Gypsum Board	40% Now Cracking/Crumb Location: Three	ling, Extent : Modera	LIFE te, Area A	* * ffected : 10%	5	\$31,200	
Plaster		on, Extent : Moderate oughout Bathrooms	LIFE Area Affe	* * ected : 100%	5	\$1,900	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4382

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Ceilings								
AcousTileConcealSpLn	5%	Now	\$19,200	2040	* *	5	\$5,100	
	U	Crumbling, : : Througho	Extent : Moderate ut	, Area Aj	ffected : 30%			
Exposed Concrete	10%			LIFE	* *	5-10	\$20,200	
Exposed Struc: Steel	10%	Now	\$333,000	LIFE	* *			
		etration, Ex : Througho	tent : Light, Area ut	Affected	: 20%			
Gypsum Board	60%	0-2	\$48,000	LIFE	* *	5	\$121,400	
<b>3</b> 1	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 30%		, ,	
	Location: Throughout							
	Water Pen	etration, Ex	tent : Moderate, A	rea Affe	cted : 10%			
	Location	: Througho	ut					
Metal Panel	15%			LIFE	* *	5	\$60,700	

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

 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4382

Electrical	Current Repair	Futur	e Replacement	Maintenance				
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
tand-by Power								
Fuel Storage	<b>5</b> 00/	2025	de de	_	<b>44.500</b>			
Day Tank	50%	2035	**	5	\$11,600			
	Other Observation, Extent : Moderat Location : Generator Room Outside		cted : 100%					
	Explanation: One 100 Gallon Tank							
Main Tank	50%	2042	* *	5	¢1 900			
Maiii Tank	Other Observation, Extent : Moderat			3	\$1,800			
	Location : Basement	е, лгеи лује	ciea . 10070					
	Explanation: One 6500 Gallon Tar	ık						
Lighting								
Interior Lighting								
Fluorescent	50%	2027	\$1,003,400	10	\$57,300			
	Compact Fluorescent Light, Extent:			0%				
	Location: Hallways, Lobby And In							
	Other Observation, Extent : Moderat							
	Location: Hallways, Lobby And In			C1	T = C + M			
	Explanation : Lihgting Covers Reco Brighter	ommenaea 1	o Replace Into Cle	ear Giass	s 10 Get More			
Fluorescent	10%	2027	\$200,700	10	\$11,500			
	T-5 Lamps And Fixtures, Extent : Mo				, ,			
	Location : Offices							
Fluorescent	40%	2027	\$802,700	10	\$45,900			
	T-8 Lamps And Fixtures, Extent: Mo	derate, Ared	a Affected : 100%					
	Location: Throughout The Building							
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Throughout The Building	_						
	Explanation : Lighting Covers Are . Brighter	Recommend	led To Replace Into	Clear C	Glass To Get More			
Egress Lighting	Ditgiaci							
Emergency, Service	60%	2027	\$36,000	1				
Exit, LED	40%	2042	* *	1				
Exterior Lighting								
HID	100%	2027	\$461,000	10	\$400			
Alarm								
Security System	000/							
No Component	90%	2027	¢25 000	1	¢2 200			
Generic Generic	7% 3% Now \$11,10	2027 0 2037	\$25,900 * *	1 1	\$3,300 \$1,300			
Generic	3% Now \$11,100 Cameras Damaged, Extent: Severe,			1	\$1,300			
	Location : Some On Outside And In							
	V 2 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	<i>J</i> 10	<u> </u>					
Fire/Smoke Detection								
Fire/Smoke Detection No Component	90%							

 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4382

Mechanical	Curren	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	70%		2047	* *	1		
Interruptible Gas/Dual Fuel	30%		2047	* *	1		
	Other Observation,	Extent : Moderate,	Area Affe	cted : 30%			
	Location: Boiler	Room, Under Groun	nd Vault				
	Explanation : Ga 1 8000 Gallon Ta	s Service Cannot Be . nk	Interrupte	ed			
Conversion Equipment							
Furnace	60%		2027	\$89,500	1	\$37,100	
	Other Observation,	Extent : Light, Area	Affected				
	Location: Roof						
	Explanation: 12	Roof Top Package U	nits				
Furnace	10% Now	\$14,900	2037	* *	1	\$5,600	
Turnace		re, Extent : Severe, A		ed : 10%	•	Ψ2,000	
		Top Unit For The G					
Hat Water Dailer		10p 0 m 10 1 m 0		**	1	¢10 500	
Hot Water Boiler	30%	Extent . Light Ange	2032		1	\$18,500	
	Location : Basem	Extent : Light, Area	Ајјестеи	. 30%			
			D '1				
D:	Explanation : 2 L	Dual Fuel Hot Water	Boilers				
Distribution	200/		20.42	* *	4	¢2.000	
Hot Wtr Piping/Pump	30%		2043	* *	4	\$2,800	
No Component	70%						
Terminal Devices	250/		2022	* *		Φ10 100	
Convector/Radiator	25%		2032		1	\$10,100	
Unit Heater-Stm/HW	5%		2027	\$39,400	4	\$900	
No Component	70%						
ir Conditioning							
Energy Source	1000/		20.42	ماد ماد			
Electricity	100%		2043	* *	1		
Conversion Equipment Ext Pkg Unit -	80% Now	\$64,400	2027	\$644,000	2	\$4,900	
Heating/Cooling							
	Other Observation,	Extent : Light, Area	Affected	: 80%			
	Location: Roof						
	Explanation: R-2	22 Refrigerant. Ineffi	cient And	Defective Units.			
No Component	20%			<del>-</del>			
rentilation	20,0						
Distribution							
Ductwork/Diffusers	100% Now	\$105,400	LIFE	* *	2-5	\$69,700	
2110 22 111 415 415		g, Extent : Severe, Ai		ed : 15%		+02,700	
	Location : Roof		33				
		Extent : Moderate,	Area Affe	cted : 20%			
	Location : Basem						
		veral Field Modificat	ions Have	e Been Made To C	orrect Ai	r Flow	
	<u>ы</u> прининон . вет	crai i icia moujicai	wis mul	Been made 10 C	orrect Al	, 1 tow	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4382

Mechanical	Current	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
entilation							
Exhaust Fans					_		
Roof	100% Now	\$19,400	2027	\$97,000	2	\$3,100	
	Not in Service, Exten	t : Severe, Area Aff	rected: /(	0%			
	Location: Roof	Entant Courses Ans	a Afforda	1.700/			
	Other Observation, E Location : Roof	zxieni : Severe, Are	а Ајјесте	a: 70%			
	Explanation : Urge	nt Exhaust Fans D	mair Is P	aguired Since Rui	ldina Is I	Inclosed Air	
	Ventilation Relies (		грин 13 К	equirea Since Buil	uing 13 L	inciosea, Aii	
umbing							
H/C Water Piping							
Brass/Copper	100%		2047	* *	1		
Water Heater							
Gas Fired	100%		2026	\$28,400	2	\$1,800	
	Recent Installation, I	_	Affected	: 100%			
	Location : Basemer		A CC . 1	1000/			
	Other Observation, E		Affected	: 100%			
	Location : Basemer		II ( /	1 4 Ct T	1		
Sanitary Piping	Explanation : There	e Are 2 Hot water .	Heaters A	ana 4 Storage Lan	KS.		
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070		LIIL		1		
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Rigid Piping	100%		2027	\$10,800	4	\$2,500	
Sewage Ejector(s)							
Electric	100%		2027	\$10,800	4	\$2,500	
Fixtures							
Generic	100%						
	Other Observation, E		a Affected	d: 100%			
	Location : Through						
	Explanation : Cera	mic Fixtures Not A	ppropriat	e For Detention C	Center Us	e - Too Easily	
ertical Transport	Damaged						
Elevators							
Hydraulic	100%		LIFE	* *			
11 garaane	Other Observation, E	Extent : Light, Area		: 100%			
	Location: (F) B-3,	_	33				
	Explanation: Two	Units					
ire Suppression							
Sprinkler							
Generic	100%		2037	* *	1-2	\$35,000	
Fire Pump							
Generic	100%		2030	* *	1	\$23,300	
Chemical System	400		005-	**		<b>*</b> =	
Generic	100%		2022	\$25,500	1-3	\$55,000	
	Other Observation, E	extent : Light, Area	Affected	: 100%			
	Location: Kitchen						
	Explanation: 2 Set	S					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

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

Page: 20

#### Print Date: 16-Sep-2016 DIV. OF YOUTH & FAMILY JUSTICE - FY 2017

Asset Name : HORIZON JUVENILE DETENTION CENTER
Address : 560 BROOK AVENUE @WESTCHESTER AVE.

Borough : BRONX Agency's Number : N/A
Program / Asset # : DJJ0003.000 / 4383 Yr Built/Renovated : 1997 /

Area Sq Ft : 100,000 Project Type : JUVENILE JUSTICE

Date of Survey : 05-Jul-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 2276 Lot : 1 BIN : 2000133

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$637,600	\$204,500
Interior Architecture	\$440,400	\$500,600
Electrical		\$2,996,600
Mechanical	\$184,500	\$978,200
Total	\$1,262,400	\$4,679,900
Importance Code A	\$637,600	\$258,200
Importance Code B	\$579,400	\$4,374,000
Importance Code C	\$45,400	\$47,700
Total	\$1,262,400	\$4,679,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$93,800		\$9,000	
Interior Architecture	\$162,400		\$14,100	\$4,700
Electrical	\$49,500	\$15,200	\$22,600	\$17,000
Mechanical	\$105,400	\$24,300	\$26,500	\$24,600
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$419,000	\$47,300	\$80,000	\$54,200
Importance Code A	\$115,200	\$4,900	\$14,000	\$4,900
Importance Code B	\$273,000	\$42,400	\$66,100	\$49,200
Importance Code C	\$30,800			
Total	\$419,000	\$47,300	\$80,000	\$54,200



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

rchitecture	Current Re	pair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior							
Exterior Walls							
Masonry: Brick	60%		LIFE	* *	5	\$113,100	
	Efflorescence, Extent:	0 00					
	Location : Perimeter	Wall Along West	chester A	venue			
Masonry: Brick	5% Now	\$27,800	LIFE	* *	5	\$4,700	
	Jnt Mortar Miss/Erod, I	Extent : Moderat	e, Area A	Affected : 5%			
	Location: Room C102	7					
	Water Penetration, Exte	ent : Severe, Ared	a Affecte	d:10%			
	Location: Room C102	7					
Metal Sect. OHD	5%		2040	* *	5	\$14,700	
Metal: Cage/Fence	4%		2032	* *	5	\$16,500	
_	Other Observation, Ext	ent : Light, Area	Affected	: 100%			
	Location : Perimeter	Balconies					
	Explanation : Perfora	ted Panels					
Metal: Cage/Fence	1%		2032	* *	5	\$4,100	
_	Other Observation, Ext	ent : Light, Area	Affected	: 100%			
	Location : South Face	ıde					
	Explanation: Enclose	ed Sally Port					
Pre-Cast Concrete	20% 0-2	\$30,400	LIFE	* *	5	\$61,300	
	Staining/Discoloring, E	xtent : Light, Are	ea Affecte	ed : 10%			
	Location: Throughou	t					
	Vertical Cracks, Extent	: Moderate, Are	a Affecte	d : 5%			
	Location : Corners O	f Front Facade M	1ain Enti	rance			
Window Wall	5%		2047	* *	5	\$17,700	
Windows							
Metal/Detention Type	98% 0-2	\$508,900	2047	* *	5	\$23,900	
	Deteriorated Finish, Ex	tent : Moderate,	Area Aff	fected : 50%			
	Location : Second Flo	or Windows					
	Other Observation, Ext	ent : Moderate, A	Area Affe	cted : 50%			
	Location : Plexi Repla	aced On First Flo	oor Only				
	Explanation : Steel Fi	rames With High	Strength	Plexiglass Glazin	g		
Metal Louvers	2%		2030	* *	10	\$1,700	

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4383

Architecture	Current Repair	Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior						
Parapets						
Masonry: Brick	10% Now \$4,600  Int Mortar Miss/Erod, Extent: Modera Location: Staff Terrace  Water Penetration, Extent: Severe, Ara Location: At Stafff Terrace Into Hall	ea Affected : 10%	**	5	\$1,600	
Metal: Cage/Fence	10% 4+ \$1,600 Corrosion/Rusting, Extent : Light, Area Location : Pitch Pockets	2040 Affected : 15%	* *	5	\$5,300	
Pre-Cast Concrete	80% 2-4 \$22,800 Misaligned/Bulging, Extent: Light, Are Location: Right Angle Corners Throw Open Joints, Extent: Moderate, Area Location: Right Angle Corners Throw Worn/Eroded, Extent: Moderate, Area Location: Cornice Caps	ighout ffected : 15% ighout	* *	5	\$82,000	
Roof Built-Up (BUR)	60% 0-2 \$72,100	2032	* *			
	Debris Present, Extent: Moderate, Are Location: Throughout Ponding, Extent: Severe, Area Affected Location: Around Rooftop Units Adm Vegetation Growth, Extent: Moderate, Location: Wall Abutting Gymnasium Water Penetration, Extent: Severe, Are Location: Y-elevator Shaft, Above O	l : 15% Various Roof Drains Area Affected : 10% va Affected : 10%	,			
Cast in Place Concrete	5% Now \$900 Water Penetration, Extent : Severe, Are Location : At Staff Terrace	LIFE va Affected : 5%	* *			
Metal, Corrugated	20% 0-2 \$5,800 Water Penetration, Extent: Moderate, Location: Over Gymnasium Other Observation, Extent: Light, Area Location: Over Gymnasium Explanation: Standing Seam Roof		* *	1		
Metal Panel	10%  Corrosion/Rusting, Extent: Light, Area Location: Throughout  Other Observation, Extent: Moderate, Location: Above Balconies  Explanation: Perforated Metal Screen	Area Affected : 100%	* *	10	\$24,600	
			* *			

Interior

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4383

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
rstem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior Floors								
Cast in Place Concrete	5% Worn/Ero		\$22,900 : Severe, Area Aff	LIFE ected : 20	**	5	\$16,400	
					tor Pump, Boiler F	Room		
Ceramic Tile		issing Elem	\$141,900 nents, Extent : Mod out Bathrooms	2036 erate, Ar	* * rea Affected : 10%	5	\$18,700	
	Location Caulking	ı : Through Deteriorate	e, Extent : Moderat out Bathrooms d, Extent : Severe, ues In Bathrooms	Area Aff	fected : 15%			
Panel/Paver: Cer/Brk	45%			2043	* *	5	\$151,900	
Vinyl Tile	Location Worn/Ero	issing Elem ı : Basemen	\$62,300 nents, Extent : Seve nt Corridor, Laund : Moderate, Area	ry Room,	Loading Dock	3	\$14,100	
Interior Walls								
Cast in Place Concrete	3%			LIFE	* *	10	\$10,500	
Concrete Masonry Unit		Now netration, E n : Stair R B	\$45,400 Extent : Moderate, A Bulkhead	LIFE Area Affe	* * cted : 5%	5	\$16,700	
Glass: Special Gauge	10%			LIFE	* *	1		
Gypsum Board	Location	r/Impact D 1 : Through	out		* * Area Affected : 5%	5	\$43,500	
	Locatior Explana	ı : Through tion : Gypsi			ected : 40% pact Resistant And	l Are Sus	ceptible To	
Gypsum Board	5% Cracking/ Location Water Per	Now Crumbling, 1: C107, H netration, E	\$5,700 Extent : Severe, A Hold Showers xtent : Severe, Are I Hold Showers			5	\$4,200	
Ceilings								
AcousTileConcealSpLn AcousTileSusp.Lay-In		Now netration, E	\$17,800 Extent : Severe, Are ons Offices From H			5 5	\$28,100 \$3,700	
Exposed Concrete	20%		and Offices I roll II	LIFE	**	5-10	\$37,500	
Exposed Struc: Steel	10%			LIFE	* *	10	\$30,000	
Gypsum Board	35%			LIFE	* *	5-10	\$180,400	
Metal Panel	15%			LIFE	* *	5	\$56,200	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4383

Electrical	Current Repa	ir Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost   Year E FY	Stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2037	* *	5	\$500	
		t : Moderate, Area Affecte	ed : 100%			
	Location : Electrical Ro					
	_	Service Switches (siemens I	Power Breakers <sub>,</sub>	) Rated (	@ 4000 Amperes	
G - '(-1, / G - '(-1, 1, 1	Each.					
Switchgear / Switchboard	1000/	2027	* *	_	\$2,600	
Molded Case Bkrs	100%	2037		5	\$2,600	
Raceway	1000/	2027	* *	1		
Conduit	100%	2037	4- 4-	1		
Panelboards	100/	2025	* *	~	<b>#200</b>	
Fused Disc Sw	10%	2035	* *	5	\$200	
Molded Case Bkrs	90%	2035	* *	5	\$2,400	
Wiring	1000/	2027	* *			
Thermoplastic	100%	2037	* *	1		
Motor Controllers	•0	• • • •		_	4400	
Locally Mounted	20%	2032	* *	5	\$100	
Motor Control Center	80%	2032	* *	5	\$2,200	
round						
Grounding Devices				_		
Generic	100%	LIFE	* *	5	\$2,900	
tand-by Power						
Transfer Switches	400					
Automatic	100%	2032	* *	1	\$30,800	
Generators						
Diesel	100%	2030	* *	1	\$38,700	
		t : Moderate, Area Affecte	ed : 100%			
	Location : Outside					
<del></del>	Explanation : Emergen	cy Generator Rated @ 120	00kw			
Batteries	400-	-0-0	<b>*</b> • • • • • • • • • • • • • • • • • • •	_	<b>**</b> = 0.0	
Lead/Acid	100%	2020	\$1,500	5	\$3,700	
Fuel Storage	<b>~</b> 0~.			-	4	
Day Tank	50%	2035	**	5	\$9,300	
		t : Moderate, Area Affecte	ed : 100%			
	Location: Generator R					
	Explanation : 275 Gallo	ns Rated Capacity				
Main Tank	50%	2042	* *	5	\$1,500	
	Other Observation, Exten	t : Moderate, Area Affecte	ed : 100%			
	Location : Underground	l				
	Explanation: 8000 Gal	lons				

Lighting

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4383

Electrical	Current Repair	Futur	e Replacement	М	Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Lighting							
Interior Lighting							
Fluorescent	10%	2027	\$160,500	10	\$9,200		
	Other Observation, Extent : Moderate Location : Hallways	, Area Affe	ected : 100%				
	Explanation: T-5 Lamps						
Fluorescent	70%	2027	\$1,123,800	10	\$64,200		
	Other Observation, Extent : Moderate	, Area Affe			. ,		
	Location: Throughout The Building						
	Explanation: T-8 Lamps						
Fluorescent	20%	2027	\$321,100	10	\$18,300		
	Compact Fluorescent Light, Extent : M	Aoderate, A	Area Affected : 100	0%			
	Location: Hallways And Dorms						
Egress Lighting							
Emergency, Service	40%	2027	\$19,200	1			
Emergency, Battery	10%	2027	\$13,200	10	\$2,400		
Exit, LED	30%	2042	* *	1			
Exit, Service	20%	2027	\$6,500	1			
Exterior Lighting							
HID	30%	2027	\$110,600	10	\$100		
No Component	70%						
Alarm							
Security System	200/						
No Component Generic	30% 60%	2027	\$177,300	1	\$22,400		
Generic	Other Observation, Extent : Moderate			1	\$22,400		
	Location: Hallways And Dorms Ou		cteu . 100/0				
	Explanation : Cctv Surveillance	siac					
Generic	10% Now \$29,500	2037	* *	1	\$3,400		
Generic			od · 100%	1	\$3,400		
	Other Observation, Extent : Severe, Area Affected : 100% Location : Hallways And Dorms						
	Explanation : Approximately 30 Car	neras Are	Not Functioning				
Fire/Smoke Detection	Expandition . Tippi oxinately 50 Car	10.0011/61	I uncuoning				
Generic, Digital	100%	2027	\$1,011,500	1-3	\$63,500		
Concret, Digital	Other Observation, Extent : Moderate				Ψ <b>02,2</b> 00		
	Location : Throughout The Building						
	Explanation: Strobe Lights, Alarm	Bells, Man	ual Pull Stations. H	Horns An	d Strobe Lights		

Mechanical		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Heating

 $<sup>{\</sup>it Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4383

Component   Type   Total (Years)   FY   (Yrs)	Mechanical		Current l	Repair	Futur	e Replacement	М	aintenance	
Energy Source   Natural Gas   50%   2047   **   1	=			<b>Estimated Cost</b>		<b>Estimated Cost</b>		<b>Estimated Cost</b>	Priority
Natural Gas	Heating								
Interruptible Gas/Dual   50%   2037   **   1									
Fuel									
Location : Buried In Court Yard   Explanation : One 8000 Gallon Oil Tank		50%			2037	* *	1		
Explanation : One 8000 Gallon Oil Tank		Other Obs	ervation, E	Extent : Light, Area	Affected	! : 100%			
Conversion Equipment   Furnace		Location	: Buried I	n Court Yard					
Furnace		Explana	tion : One d	8000 Gallon Oil Ta	ınk				
Furnace									
Maljunctioning, Extent : Moderate, Area Affected : 15%							1		
Hot Water Boiler	Furnace						1	\$2,200	
Other Observation, Extent : Light, Area Affected : 100%   Location : Boiler Room   Explanation : 2 Units   Solider Room   Explanation : 2 Units   Solider Room, Boiler Burner Control Panels Will Not Switch Fuel Source Automatically		Location	: Roof, Gy	mnasium Packageo			g Unit H	as Multiple	
Other Observation, Extent : Light, Area Affected : 100%   Location : Boiler Room   Explanation : 2 Units   Explanation : 5 Units   Explanation : 5 Units   Explanation : 5 Units   Explanation : 3 Units	Hot Water Boiler	45%			2032	* *	1	\$22,300	
Hot Water Boiler		Other Obs Location	: Boiler R	oom		: 100%		, ,	
Malfunctioning, Extent: Moderate, Area Affected: 100% Location: Basement Boiler Room, Boiler Burner Control Panels Will Not Switch Fuel Source Automatically  Distribution Hot Wtr Piping/Pump 100% 2043 ** 4 \$7,400  Terminal Devices Air Handler 40% 2027 \$210,600 1 \$24,700 Convector/Radiator  Malfunctioning, Extent: Severe, Area Affected: 100% Location: Throughout, Defective Building Automation Sysytem, Defective Room Thermostats, Defective Climate Control Compressor And Air Dryers  Convector/Radiator  Air Conditioning Energy Source Electricity 100% 2043 ** 1 \$12,900  Air Conversion Equipment Ext Pkg Unit - Heating/Cooling  R-22 Refrigerant, Extent: Light, Area Affected: 10% Location: A C Units Other Observation, Extent: Light, Area Affected: 10% Location: Roof Explanation: Packaged Rooftop Gas Fired Air Conditioning Units  Ventilation Distribution		Explana							
Distribution	Hot Water Boiler						1	\$2,200	
Hot Wtr Piping/Pump   100%   2043   ** 4   \$7,400     Terminal Devices   Air Handler   40%   2027   \$210,600   1   \$24,700     Convector/Radiator   20%   0-2   \$184,500   2047   ** 1   \$5,800     Malfunctioning, Extent : Severe, Area Affected : 100%   Location : Throughout, Defective Building Automation Sysytem, Defective Room Thermostats, Defective Climate Control Compressor And Air Dryers		Location	: Basemer	nt Boiler Room, Boi			Will Not	Switch Fuel	
Air Handler Convector/Radiator 20% 0-2 \$184,500 2047 ** 1 \$5,800  Malfunctioning, Extent: Severe, Area Affected: 100%  Location: Throughout, Defective Building Automation Sysytem, Defective Room Thermostats, Defective Climate Control Compressor And Air Dryers  Convector/Radiator 40% 2032 ** 1 \$12,900  Air Conditioning  Energy Source  Electricity 100% 2043 ** 1  Conversion Equipment  Ext Pkg Unit - Heating/Cooling  R-22 Refrigerant, Extent: Light, Area Affected: 1%  Location: A C Units  Other Observation, Extent: Light, Area Affected: 100%  Location: Roof  Explanation: Packaged Rooftop Gas Fired Air Conditioning Units  Ventilation  Distribution	Hot Wtr Piping/Pump	100%			2043	* *	4	\$7,400	
Convector/Radiator  20% 0-2 \$184,500 2047 ** 1 \$5,800  Malfunctioning, Extent : Severe, Area Affected : 100%  Location : Throughout, Defective Building Automation Sysytem, Defective Room Thermostats, Defective Climate Control Compressor And Air Dryers  Convector/Radiator  Air Conditioning Energy Source Electricity 100% 2043 ** 1  Conversion Equipment Ext Pkg Unit - Heating/Cooling  R-22 Refrigerant, Extent : Light, Area Affected : 1%  Location : A C Units Other Observation, Extent : Light, Area Affected : 100%  Location : Packaged Rooftop Gas Fired Air Conditioning Units  Ventilation Distribution		400/			2027	<b>#210 600</b>	4	<b>#24.700</b>	
Malfunctioning, Extent: Severe, Area Affected: 100% Location: Throughout, Defective Building Automation Sysytem, Defective Room Thermostats, Defective Climate Control Compressor And Air Dryers  Convector/Radiator  40% 2032 ** 1 \$12,900  Air Conditioning Energy Source Electricity 100% 2043 ** 1  Conversion Equipment Ext Pkg Unit - Heating/Cooling  R-22 Refrigerant, Extent: Light, Area Affected: 1% Location: A C Units Other Observation, Extent: Light, Area Affected: 100% Location: Roof Explanation: Packaged Rooftop Gas Fired Air Conditioning Units  Ventilation Distribution			0.2	¢104.700					
Location: Throughout, Defective Building Automation Sysytem, Defective Room Thermostats, Defective Climate Control Compressor And Air Dryers  Convector/Radiator  40% 2032 ** 1 \$12,900  Air Conditioning Energy Source Electricity 100% 2043 ** 1  Conversion Equipment Ext Pkg Unit - Heating/Cooling  R-22 Refrigerant, Extent: Light, Area Affected: 1% Location: A C Units Other Observation, Extent: Light, Area Affected: 100% Location: Roof Explanation: Packaged Rooftop Gas Fired Air Conditioning Units  Ventilation Distribution	Convector/Radiator						1	\$5,800	
Convector/Radiator 40% 2032 ** 1 \$12,900  Air Conditioning Energy Source Electricity 100% 2043 ** 1  Conversion Equipment Ext Pkg Unit - 100% Now \$12,900 2027 \$644,000 2 \$4,900 Heating/Cooling  R-22 Refrigerant, Extent: Light, Area Affected: 1% Location: A C Units Other Observation, Extent: Light, Area Affected: 100% Location: Roof Explanation: Packaged Rooftop Gas Fired Air Conditioning Units  Ventilation Distribution		Location	: Through	out, Defective Build	ding Aut	omation Sysytem, 1		Room	
Air Conditioning  Energy Source  Electricity 100% 2043 *** 1  Conversion Equipment  Ext Pkg Unit - 100% Now \$12,900 2027 \$644,000 2 \$4,900  Heating/Cooling  R-22 Refrigerant, Extent: Light, Area Affected: 1%  Location: A C Units  Other Observation, Extent: Light, Area Affected: 100%  Location: Roof  Explanation: Packaged Rooftop Gas Fired Air Conditioning Units  Ventilation  Distribution	Convector/Radiator							\$12,900	
Electricity 100% 2043 ** 1  Conversion Equipment Ext Pkg Unit - 100% Now \$12,900 2027 \$644,000 2 \$4,900 Heating/Cooling  R-22 Refrigerant, Extent: Light, Area Affected: 1% Location: A C Units Other Observation, Extent: Light, Area Affected: 100% Location: Roof Explanation: Packaged Rooftop Gas Fired Air Conditioning Units  Ventilation Distribution	Air Conditioning							,	
Conversion Equipment Ext Pkg Unit - Heating/Cooling  R-22 Refrigerant, Extent: Light, Area Affected: 1% Location: A C Units Other Observation, Extent: Light, Area Affected: 100% Location: Roof Explanation: Packaged Rooftop Gas Fired Air Conditioning Units  Ventilation Distribution		100%			2043	* *	1		
Ext Pkg Unit - 100% Now \$12,900 2027 \$644,000 2 \$4,900  Heating/Cooling  R-22 Refrigerant, Extent: Light, Area Affected: 1%  Location: A C Units  Other Observation, Extent: Light, Area Affected: 100%  Location: Roof  Explanation: Packaged Rooftop Gas Fired Air Conditioning Units  Ventilation  Distribution									
R-22 Refrigerant, Extent: Light, Area Affected: 1%  Location: A C Units  Other Observation, Extent: Light, Area Affected: 100%  Location: Roof  Explanation: Packaged Rooftop Gas Fired Air Conditioning Units  Ventilation  Distribution	Ext Pkg Unit -	100%	Now	\$12,900	2027	\$644,000	2	\$4,900	
Location : Roof  Explanation : Packaged Rooftop Gas Fired Air Conditioning Units  Ventilation  Distribution		-	-		ffected :	1%			
Ventilation Distribution				Extent : Light, Area	Affected	! : 100%			
Distribution		Explana	tion : Pack	aged Rooftop Gas	Fired Air	Conditioning Uni	ts		
Ductwork/Diffusers 100% LIFE ** 2-5 \$88,300	Ventilation Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$88,300	

 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4383

Current Repair	Future R	Future Replacement		Maintenance			
% of Fail Date Estimate Total (Years)	ed Cost Year Es	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit		
			2				
· · · · · · · · · · · · · · · · · · ·	,		2	\$200			
v e							
Other Observation, Extent : Lig Location : Roof	ght, Area Affected : 10	00%					
95%	2047	* *	1				
5% 0-2 \$1	14,600 2057	* *	1				
=							
Location : Ruptured Undergr	ound Supply Water P	ipe To Court Y	ard Wate	er Fountain			
100%	2025		2	\$1,500			
	oderate, Area Affected	d : 100%					
Explanation : Two Gas Fired	Hot Water Heaters						
400-1							
			1				
Location: Basement Level							
Explanation : Newly Installea	Macerator						
1000/	LIEE	* *	1				
100%	LIFE		1				
1,000/	2027	¢10.000	4	¢2.500			
100%	2027	\$10,800	4	\$2,500			
1,000/	2027	¢10.000	4	¢2.500			
100%	2027	\$10,800	4	\$2,500			
1000/	2022	* *	1	¢c 100			
			1	\$6,100			
	enter Located On The	First Floor					
елрининон . <b>Виск</b> ном Freve	mer Locurea On The	1 11 31 1 1001					
100%							
	oderate. Area Affectea	1:10%					
Sinci Soscivanon, Ement . Int	, 111 Cu 11, 1 CC 1 CC	10/0					
Location : All Toilet Rooms							
	40% 10% Now S Malfunctioning, Extent: Severe Location: Roof, Multiple Med 50% Other Observation, Extent: Lig Location: Roof Explanation: This Component This Report  95% 5% 0-2 \$3 Damaged, Extent: Severe, Area Location: Ruptured Undergr  100% Other Observation, Extent: Med Location: Boiler Room Explanation: Two Gas Fired  100% Other Observation, Extent: Med Location: Basement Level Explanation: Newly Installed 100%  100%  100%  100%  100%  100%  100%  100%  100%  100%  100% Other Observation, Extent: Lig Location: First Floor Explanation: Backflow Prevent	40% 2027 10% Now \$7,800 2037 Malfunctioning, Extent: Severe, Area Affected: 100 Location: Roof, Multiple Mechanical And / Or Ele 50% 2027 Other Observation, Extent: Light, Area Affected: 10 Explanation: This Component Is Already Accounter This Report  95% 2047 5% 0-2 \$14,600 2057 Damaged, Extent: Severe, Area Affected: 100% Location: Ruptured Underground Supply Water P  100% 2025 Other Observation, Extent: Moderate, Area Affected Location: Boiler Room Explanation: Two Gas Fired Hot Water Heaters  100% LIFE Other Observation, Extent: Moderate, Area Affected Location: Basement Level Explanation: Newly Installed Macerator  100% 2027 100% 2027 100% 2032 Other Observation, Extent: Light, Area Affected: 10 Location: First Floor Explanation: Backflow Preventer Located On The	40% 2027 \$31,100 10% Now \$7,800 2037 **  Malfunctioning, Extent: Severe, Area Affected: 100% Location: Roof, Multiple Mechanical And / Or Electrical Defects 50% 2027 \$38,800 Other Observation, Extent: Light, Area Affected: 100% Location: This Component Is Already Accounted For Under T. This Report  95% 2047 ** 5% 0-2 \$14,600 2057 **  Damaged, Extent: Severe, Area Affected: 100% Location: Ruptured Underground Supply Water Pipe To Court Y.  100% 2025 \$22,700 Other Observation, Extent: Moderate, Area Affected: 100% Location: Boiler Room Explanation: Two Gas Fired Hot Water Heaters  100% LIFE ** Other Observation, Extent: Moderate, Area Affected: 5% Location: Basement Level Explanation: Newly Installed Macerator  100% 2027 \$10,800  100% 2027 \$10,800  100% 2032 ** Other Observation, Extent: Light, Area Affected: 100% Location: First Floor Explanation: First Floor	Year   Stimated Cost   Year   Estimated Cost   Cycle   Total   Fail Date   Estimated Cost   FY   Estimated Cost   Cycle   FY   State   Cycle   FY   State   Cycle   Cyrs   State   Cycle   Cycle   Cyrs   State   Cycle   Cyrs   State   Cycle   Cyrs   Cycle   Cycle	Year   Fail Date   Estimated Cost   FY   Estimated Cost   Cycle   Cy		

Vertical Transport

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent:	Severe, Area Affected	d: 50%			
	Location: Basement, 1st I	Floor, 2nd Floor				
	Explanation : There Are 2	Hydraulic Elevators				
Fire Suppression						
Sprinkler						
Generic	100%	2047	* *	1-2	\$28,000	
Fire Pump						
Generic	100%	2036	* *	1	\$18,700	
Chemical System						
Generic	100%	2022	\$25,500	1-3	\$55,000	
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location : Kitchen					
	Explanation : Chemical Fi	ire Suppression Syste	m In Kitchen			