

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



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

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

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

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

Asset # : 14321

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$15,600	LIFE	* *	5	\$5,300	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : East Facade								
Horizontal Cracks, Extent : Moderate, Area Affected : 2%								
Location : South Facade								
Vertical Cracks, Extent : Moderate, Area Affected : 2%								
Location : West Facade								
Pre-Cast Concrete	5%	0-2	\$2,400	LIFE	* *	5	\$1,200	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Window Sills								
Stucco Cement	25%	Now	\$2,700	2037	* *	5	\$2,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : West Facade								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : West Facade								
Windows								
Aluminum	100%			2040	* *	5	\$800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Units Remain Locked Throughout For Security Purposes								
Parapets								
Cast Stone/Terra Cotta	7%	0-2	\$1,100	LIFE	* *	5	\$200	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Clay Tile Coping At South Parapet								
Masonry: Brick	90%			LIFE	* *	5	\$400	
Pre-Cast Concrete	3%			LIFE	* *	5	\$100	
Roof								
Asphalt Shingle	15%			2027	\$1,400	10	\$100	
Modified Bitumen	85%	Now	\$1,300	2029	* *			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : At South Side								
Ponding, Extent : Moderate, Area Affected : 20%								
Location : At Rear Of Roof								

Interior

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Asset # : 14321

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
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 Evident, Extent : Light, Area Affected : 75%									
Location : Throughout Second And Third Floor, 2012									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : First Floor Library, Staff Record Room, Lounge									
Wood	40%	4+	\$7,900	2052	* *	5	\$2,300		
Deteriorated Finish, Extent : Moderate, Area Affected : 30%									
Location : First And Second Floors									
Split/Cracked, Extent : Moderate, Area Affected : 15%									
Location : First And Second Floors									
Interior Walls									
Cast in Place Concrete	15%			LIFE	* *				
Ceramic Tile	5%			2033	* *	5	\$400		
Recent Repair Evident, Extent : Light, Area Affected : 100%									
Location : Throughout Bathrooms, 2012									
Gypsum Board	55%			LIFE	* *	5	\$2,500		
Recent Repair Evident, Extent : Light, Area Affected : 75%									
Location : Throughout Second And Third Floor, 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, Extent : Moderate, Area Affected : 20%									
Location : Along Watson Avenue									
Explanation : Uneven Panels/Cracking/Trip Hazards									
Parking/Driveway									
Asphalt	100%			2027	\$7,700				
Other Observation, Extent : Light, Area Affected : 15%									
Location : At Parking Area									
Explanation : Cracking									

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DIV. OF YOUTH & FAMILY JUSTICE - 130
BEACH AVE. NON-SECURE DET. HOME1 (GROUP HOME)

Asset # : 14321

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2034	* *	5	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : One 200 Amps Main Disconnect 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	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : 2nd Floor							
	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		

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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 : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit, Hart And Grousse Corp. - 120,000 Btu/hr							

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Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Distribution									
Hot Wtr Piping/Pump	100%			2032	* *	4	\$200		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1st, 2nd And 3rd Floor						
			Explanation : 3 Zones						
Terminal Devices									
Convactor/Radiator	100%			2029	* *	1	\$1,300		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Perimeter Walls						
			Explanation : Cast Iron Baseboard Radiators						
Air Conditioning									
Energy Source									
Electricity	100%			2032	* *	1			
Conversion Equipment									
Window/Wall Unit	60%	Now	\$2,500	2019	\$4,900	1			
			Malfunctioning, Extent : Moderate, Area Affected : 50%						
			Location : Throughout, Multiple Mechanical And Or Electrical Deficiencies						
No Component	40%								
Ventilation									
Exhaust Fans									
Wall Unit	30%	Now		2024	\$1,800	2			
			Malfunctioning, Extent : Moderate, Area Affected : 10%						
			Location : Second Floor Bathroom, Defective Exhaust Fan						
			Other Observation, Extent : Light, Area Affected : 10%						
			Location : 2nd Floor						
			Explanation : Bathroom Only						
No Component	70%								
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 Boiler Room						
			Explanation : 40 Gallon Rheems						
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
Fixtures									
Generic	100%								
			Obsolete Fixtures, Extent : Severe, Area Affected : 60%						
			Location : Bathrooms						

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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



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

Asset # : 14322

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$7,800	LIFE	* *	5	\$5,300	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : East Facade							
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : West Facade							
Pre-Cast Concrete	5%	0-2	\$2,400	LIFE	* *	5	\$1,200	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Window Sills							
Stucco Cement	25%	Now	\$2,700	2037	* *	5	\$2,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : West Facade							
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : West Facade							
Windows								
Aluminum	100%			2040	* *	5	\$800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Units Remain Locked Throughout For Security Purposes							
Parapets								
Cast Stone/Terra Cotta	7%	0-2	\$1,100	LIFE	* *	5	\$200	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Clay Tile Coping At North Parapet							
Masonry: Brick	90%			LIFE	* *	5	\$400	
Pre-Cast Concrete	3%			LIFE	* *	5	\$100	
Roof								
Asphalt Shingle	15%			2027	\$1,400	10	\$100	
Modified Bitumen	85%	Now	\$1,300	2029	* *			
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%							
	Location : Missing Piece Of Aluminum Leader At Rear Of Building							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
	Location : North Side							
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 Evident, Extent : Light, Area Affected : 75%							
	Location : Throughout Second And Third Floor, 2012							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Kitchen And Dining Area							
Wood	40%	4+	\$7,900	2052	* *	5	\$2,300	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : First And Second Floors							
	Split/Cracked, Extent : Moderate, Area Affected : 15%							
	Location : First And Second Floors							

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

Asset # : 14322

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Interior Walls								
	Cast in Place Concrete	15%			LIFE	* *			
	Ceramic Tile	5%			2033	* *	5	\$400	
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout Bathrooms, 2012							
	Gypsum Board	55%			LIFE	* *	5	\$2,500	
		Recent Repair Evident, Extent : Light, Area Affected : 75%							
		Location : Throughout First And Second Floor, 2012							
	Wood	25%			LIFE	* *	5	\$7,600	
Ceilings									
	AcousTileSusp.Lay-In	5%	Now	\$2,400	2044	* *	5	\$200	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : Basement							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Basement							
		Staining/Discoloring, Extent : Severe, Area Affected : 25%							
		Location : Basement							
	Exposed Struc: Wood	10%			LIFE	* *			
	Gypsum Board	85%	0-2	\$5,100	LIFE	* *	5	\$6,500	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
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			
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : At Parking Area							
		Explanation : Cracking							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2034	* *	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : One 200 Amps Main Disconnect Switch							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2034	* *	5	\$100	
	Raceway								
	Conduit	100%			2034	* *	1		

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

Asset # : 14322

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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 : 100%								
	Location : Basement Boiler Room								
	Explanation : 1 Unit- Hart And Grousse- 120,000 Btu/hr								
	Distribution								
	Hot Wtr Piping/Pump	100%			2032	* *	4	\$200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st, 2nd And 3rd Floor								
	Explanation : 3 Zones								
	Terminal Devices								
	Convector/Radiator	100%			2029	* *	1	\$1,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Perimeter Walls								
	Explanation : Cast Iron Baseboard Radiators								

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Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	* *	1		
	Conversion Equipment								
	Window/Wall Unit	70%	Now	\$1,700	2019	\$5,700	1		
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Throughout, Multiple Mechanical And Or Electrical Deficiencies							
	No Component	30%							
Ventilation									
	Exhaust Fans								
	Roof	10%			2024	\$300	2		
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Side Of Building							
		Explanation : Kitchen Exhaust Is Ducted Out Of The Building And Up To An Exhaust Fan On Roof							
	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 Boiler Room							
		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	

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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
Program / Asset # : DJJ0002.000 / 4382 **Yr Built/Renovated** : 1998 / 2010
Area Sq Ft : 125,000 **Project Type** : JUVENILE JUSTICE
Date of Survey : 18-Jul-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 3498 **Lot** : 8 **BIN** : 3378202

CAPITAL	FY 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 B	\$208,200	\$32,300	\$48,100	\$43,200
Importance Code C	\$86,900			
Total	\$433,100	\$38,500	\$66,500	\$49,400



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

Asset # : 4382

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	0-2	\$32,200	LIFE	* *	5	\$91,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Masonry: Brick	25%	Now	\$85,800	LIFE	* *	5	\$29,100	
	Efflorescence, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Vertical Cracks, Extent : Severe, Area Affected : 5%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Gymnasium, Throughout.							
Masonry: Brick	55%			LIFE	* *	5	\$128,100	
Metal Panel	5%	Now	\$2,000	2047	* *	5	\$10,900	
	Deformed/Dented, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Metal: Cage/Fence	5%	Now	\$29,000	2040	* *	5	\$12,700	
	Corrosion/Rusting, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Deformed/Dented, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Windows								
Metal/Detention Type	100%	Now	\$1,342,500	2037	* *	5	\$31,500	
	Deteriorated Finish, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 60%							
	Location : Throughout							

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

Asset # : 4382

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	75%	Now	\$271,600	LIFE	* *	5	\$84,800	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Metal Panel	5%	Now	\$11,000	2047	* *	5	\$1,400	
	Deformed/Dented, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Metal Rail	10%	0-2	\$3,800	2032	* *	5	\$10,400	
	Corrosion/Rusting, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Pre-Cast Concrete	10%	0-2	\$5,100	LIFE	* *	5	\$9,200	
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Gymnasium							
Roof								
Built-Up (BUR)	60%	Now	\$358,500	2037	* *			
	Alligatoring, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Ponding, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Vegetation Growth, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Metal, Corrugated	30%	Now	\$34,500	2040	* *	1		
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Over Gymnasium							
Metal Panel	5%			2040	* *	10	\$12,200	
	Corrosion/Rusting, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Above Balconies							
	Explanation : Perforated Metal Screen							
Skylight, Plastic	5%	Now	\$180,600	2032	* *	1		
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							

Interior

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

Asset # : 4382

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$16,400	LIFE	**	5	\$35,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	20%	Now	\$122,600	2036	**	5	\$16,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%	Now	\$22,700	2040	**	5	\$6,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Sheet Vinyl/Rubber	10%	Now	\$23,500	2032	**	5	\$12,100	
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Traffic Topping	10%			2027	\$196,100	5	\$20,200	
Vinyl Tile	45%	Now	\$242,000	2027	\$605,000	3	\$27,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$16,200	
Ceramic Tile	5%	Now	\$35,000	2036	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	40%	0-2	\$112,600	LIFE	**	5	\$20,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	5%	Now	\$9,500	LIFE	**	5	\$4,900	
<i>Glazing Broken/Cracked, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	40%	Now	\$21,000	LIFE	**	5	\$31,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	5%	Now	\$5,100	LIFE	**	5	\$1,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Bathrooms</i>								
<i>Explanation : Epoxy Finish</i>								

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

Asset # : 4382

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

Interior

Ceilings

AcousTileConcealSpLn	5%	Now	\$19,200	2040	* *	5	\$5,100
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Cracking/Crumbling, Extent : Moderate, Area Affected : 30%

Location : Throughout

Exposed Concrete	10%			LIFE	* *	5-10	\$20,200
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Exposed Struc: Steel

10%

Now

\$333,000

LIFE

* *

Water Penetration, Extent : Light, Area Affected : 20%

Location : Throughout

Gypsum Board	60%	0-2	\$48,000	LIFE	* *	5	\$121,400
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Cracking/Crumbling, Extent : Moderate, Area Affected : 30%

Location : Throughout

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Throughout

Metal Panel	15%			LIFE	* *	5	\$60,700
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Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Air Circuit Breaker	100%			2037	* *	5	\$700
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Switchgear / Switchboard

Air Circuit Breaker	100%			2037	* *	5	\$700
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Raceway

Conduit	100%			2037	* *	1	
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Panelboards

Fused Disc Sw	5%			2035	* *	5	\$100
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Molded Case Bkrs	95%			2035	* *	5	\$3,100
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Wiring

Thermoplastic	100%			2037	* *	1	
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Motor Controllers

Locally Mounted	10%			2032	* *	5	\$100
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Motor Control Center	90%			2032	* *	5	\$3,100
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Ground

Grounding Devices

Generic	100%			LIFE	* *	5	\$3,700
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Stand-by Power

Transfer Switches

Automatic	100%			2032	* *	1	\$38,500
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Generators

Diesel	100%			2030	* *	1	\$48,400
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Generator Room Outside

Explanation : One 120 Kva Detroit Diesel

Batteries

Nickel Cadmium	100%			2020	\$1,500	5	\$27,900
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DIV. OF YOUTH & FAMILY JUSTICE - 130
CROSSROADS JUVENILE DETENTION CENTER

Asset # : 4382

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	50%			2035	* *	5	\$11,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room Outside							
	Explanation : One 100 Gallon Tank							
Main Tank	50%			2042	* *	5	\$1,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : One 6500 Gallon Tank							
Lighting								
Interior Lighting								
Fluorescent	50%			2027	\$1,003,400	10	\$57,300	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : Hallways, Lobby And Inmates Room							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways, Lobby And Inmates Room							
	Explanation : Lihgting Covers Recommended To Replace Into Clear Glass To Get More Brighter							
Fluorescent	10%			2027	\$200,700	10	\$11,500	
	T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
	Location : Offices							
Fluorescent	40%			2027	\$802,700	10	\$45,900	
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Lighting Covers Are Recommended To Replace Into Clear Glass To Get More Brighter							
Egress Lighting								
Emergency, Service	60%			2027	\$36,000	1		
Exit, LED	40%			2042	* *	1		
Exterior Lighting								
HID	100%			2027	\$461,000	10	\$400	
Alarm								
Security System								
No Component	90%							
Generic	7%			2027	\$25,900	1	\$3,300	
Generic	3%	Now	\$11,100	2037	* *	1	\$1,300	
	Cameras Damaged, Extent : Severe, Area Affected : 100%							
	Location : Some On Outside And Inside Of The Building							
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2027	\$126,400	1-3	\$7,900	

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

Asset # : 4382

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	70%			2047	* *	1		
	Interruptible Gas/Dual Fuel	30%			2047	* *	1		
	Other Observation, Extent : Moderate, Area Affected : 30% Location : Boiler Room, Under Ground Vault Explanation : Gas Service Cannot Be Interrupted 1 8000 Gallon Tank								
Conversion Equipment									
	Furnace	60%			2027	\$89,500	1	\$37,100	
	Other Observation, Extent : Light, Area Affected : 60% Location : Roof Explanation : 12 Roof Top Package Units								
	Furnace	10%	Now	\$14,900	2037	* *	1	\$5,600	
	Abandoned in Place, Extent : Severe, Area Affected : 10% Location : 1 Roof Top Unit For The Gymnasium, Roof								
	Hot Water Boiler	30%			2032	* *	1	\$18,500	
	Other Observation, Extent : Light, Area Affected : 30% Location : Basement Explanation : 2 Dual Fuel Hot Water Boilers								
Distribution									
	Hot Wtr Piping/Pump	30%			2043	* *	4	\$2,800	
	No Component	70%							
Terminal Devices									
	Convactor/Radiator	25%			2032	* *	1	\$10,100	
	Unit Heater-Stm/HW	5%			2027	\$39,400	4	\$900	
	No Component	70%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	* *	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	80%	Now	\$64,400	2027	\$644,000	2	\$4,900	
	Other Observation, Extent : Light, Area Affected : 80% Location : Roof Explanation : R-22 Refrigerant. Inefficient And Defective Units.								
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$105,400	LIFE	* *	2-5	\$69,700	
	Insul. Deteriorating, Extent : Severe, Area Affected : 15% Location : Roof Other Observation, Extent : Moderate, Area Affected : 20% Location : Basement Explanation : Several Field Modifications Have Been Made To Correct Air Flow								

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

Asset # : 4382

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	100%	Now	\$19,400	2027	\$97,000	2	\$3,100	
Not in Service, Extent : Severe, Area Affected : 70%								
Location : Roof								
Other Observation, Extent : Severe, Area Affected : 70%								
Location : Roof								
Explanation : Urgent Exhaust Fans Repair Is Required Since Building Is Enclosed, Air Ventilation Relies On Exhaust Fans.								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	**	1		
Water Heater								
Gas Fired	100%			2026	\$28,400	2	\$1,800	
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Basement								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : There Are 2 Hot Water Heaters And 4 Storage Tanks.								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
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, Extent : Severe, Area Affected : 100%								
Location : Throughout Facility								
Explanation : Ceramic Fixtures Not Appropriate For Detention Center Use - Too Easily Damaged								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%								
Location : (F) B-3, (P) 1-3								
Explanation : Two Units								
Fire Suppression								
Sprinkler								
Generic	100%			2037	**	1-2	\$35,000	
Fire Pump								
Generic	100%			2030	**	1	\$23,300	
Chemical System								
Generic	100%			2022	\$25,500	1-3	\$55,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Kitchen								
Explanation : 2 Sets								

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DIV. OF YOUTH & FAMILY JUSTICE - 130
CROSSROADS JUVENILE DETENTION CENTER
Asset # : 4382

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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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	60%			LIFE	* *	5	\$113,100	
	Efflorescence, Extent : Light, Area Affected : 5%							
	Location : Perimeter Wall Along Westchester Avenue							
Masonry: Brick	5%	Now	\$27,800	LIFE	* *	5	\$4,700	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
	Location : Room C107							
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : Room C107							
Metal Sect. OHD	5%			2040	* *	5	\$14,700	
Metal: Cage/Fence	4%			2032	* *	5	\$16,500	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Perimeter Balconies							
	Explanation : Perforated Panels							
Metal: Cage/Fence	1%			2032	* *	5	\$4,100	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : South Facade							
	Explanation : Enclosed Sally Port							
Pre-Cast Concrete	20%	0-2	\$30,400	LIFE	* *	5	\$61,300	
	Staining/Discoloring, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Vertical Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Corners Of Front Facade Main Entrance							
Window Wall	5%			2047	* *	5	\$17,700	
Windows								
Metal/Detention Type	98%	0-2	\$508,900	2047	* *	5	\$23,900	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Second Floor Windows							
	Other Observation, Extent : Moderate, Area Affected : 50%							
	Location : Plexi Replaced On First Floor Only							
	Explanation : Steel Frames With High Strength Plexiglass Glazing							
Metal Louvers	2%			2030	* *	10	\$1,700	

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

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

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$22,900	LIFE	* *	5	\$16,400	
	Worn/Eroded, Extent : Severe, Area Affected : 20%							
	Location : Basement Mechanical Rooms - Ejector Pump, Boiler Room							
Ceramic Tile	25%	Now	\$141,900	2036	* *	5	\$18,700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Throughout Bathrooms							
	Loose/Delam Surface, Extent : Moderate, Area Affected : 40%							
	Location : Throughout Bathrooms							
	Caulking Deteriorated, Extent : Severe, Area Affected : 15%							
	Location : Mold Issues In Bathrooms - Improper Venting							
Panel/Paver: Cer/Brk	45%			2043	* *	5	\$151,900	
Vinyl Tile	25%	Now	\$62,300	2027	\$311,300	3	\$14,100	
	Broken/Missing Elements, Extent : Severe, Area Affected : 15%							
	Location : Basement Corridor, Laundry Room, Loading Dock							
	Worn/Eroded, Extent : Moderate, Area Affected : 15%							
	Location : Basement							
Interior Walls								
Cast in Place Concrete	3%			LIFE	* *	10	\$10,500	
Concrete Masonry Unit	30%	Now	\$45,400	LIFE	* *	5	\$16,700	
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Stair R Bulkhead							
Glass: Special Gauge	10%			LIFE	* *	1		
Gypsum Board	52%	0-2	\$14,700	LIFE	* *	5	\$43,500	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
	Explanation : Gypsum Board Walls Are Not Impact Resistant And Are Susceptible To Constant Damage From Inmates							
Gypsum Board	5%	Now	\$5,700	LIFE	* *	5	\$4,200	
	Cracking/Crumbling, Extent : Severe, Area Affected : 15%							
	Location : C107, H Hold Showers							
	Water Penetration, Extent : Severe, Area Affected : 20%							
	Location : C107, H Hold Showers							
Ceilings								
AcousTileConcealSpLn	15%			2040	* *	5	\$28,100	
AcousTileSusp.Lay-In	5%	Now	\$17,800	2032	* *	5	\$3,700	
	Water Penetration, Extent : Severe, Area Affected : 15%							
	Location : Admissions Offices From H Hold Shower Above							
Exposed Concrete	20%			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	

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HORIZON JUVENILE DETENTION CENTER
Asset # : 4383

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	100%			2037	* *	5	\$500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 4- Main Service Switches (siemens Power Breakers) Rated @ 4000 Amperes Each.									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2037	* *	5	\$2,600	
Raceway									
	Conduit	100%			2037	* *	1		
Panelboards									
	Fused Disc Sw	10%			2035	* *	5	\$200	
	Molded Case Bkrs	90%			2035	* *	5	\$2,400	
Wiring									
	Thermoplastic	100%			2037	* *	1		
Motor Controllers									
	Locally Mounted	20%			2032	* *	5	\$100	
	Motor Control Center	80%			2032	* *	5	\$2,200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$2,900	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2032	* *	1	\$30,800	
Generators									
	Diesel	100%			2030	* *	1	\$38,700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Outside									
Explanation : Emergency Generator Rated @ 1200kw									
Batteries									
	Lead/Acid	100%			2020	\$1,500	5	\$3,700	
Fuel Storage									
	Day Tank	50%			2035	* *	5	\$9,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room									
Explanation : 275 Gallons Rated Capacity									
	Main Tank	50%			2042	* *	5	\$1,500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Underground									
Explanation : 8000 Gallons									

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HORIZON JUVENILE DETENTION CENTER
Asset # : 4383

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	10%			2027	\$160,500	10	\$9,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : T-5 Lamps							
	Fluorescent	70%			2027	\$1,123,800	10	\$64,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	20%			2027	\$321,100	10	\$18,300	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		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									
	No Component	30%							
	Generic	60%			2027	\$177,300	1	\$22,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways And Dorms Outside							
		Explanation : Cctv Surveillance							
	Generic	10%	Now	\$29,500	2037	* *	1	\$3,400	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Hallways And Dorms							
		Explanation : Approximately 30 Cameras Are Not Functioning							
	Fire/Smoke Detection								
	Generic, Digital	100%			2027	\$1,011,500	1-3	\$63,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Horns And Strobe Lights							

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

Heating

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HORIZON JUVENILE DETENTION CENTER
Asset # : 4383

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	50%			2047	* *	1		
Interruptible Gas/Dual Fuel	50%			2037	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Buried In Court Yard</i> <i>Explanation : One 8000 Gallon Oil Tank</i>								
Conversion Equipment								
Furnace	45%			2027	\$53,700	1	\$22,300	
Furnace	5%	Now	\$6,000	2037	* *	1	\$2,200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 15%</i> <i>Location : Roof, Gymnasium Packaged Roof Top Air Conndioning Unit Has Multiple Mechanical Defects</i>								
Hot Water Boiler	45%			2032	* *	1	\$22,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Boiler Room</i> <i>Explanation : 2 Units</i>								
Hot Water Boiler	5%	0-2	\$11,000	2047	* *	1	\$2,200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i> <i>Location : Basement Boiler Room, Boiler Burner Control Panels Will Not Switch Fuel Source Automatically</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2043	* *	4	\$7,400	
Terminal Devices								
Air Handler	40%			2027	\$210,600	1	\$24,700	
Convector/Radiator	20%	0-2	\$184,500	2047	* *	1	\$5,800	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout, Defective Building Automation Sysytem, Defective Room Thermostats, Defective Climate Control Compressor And Air Dryers</i>								
Convector/Radiator	40%			2032	* *	1	\$12,900	
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%	Now	\$12,900	2027	\$644,000	2	\$4,900	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 1%</i> <i>Location : A C Units</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Roof</i> <i>Explanation : Packaged Rooftop Gas Fired Air Conditioning Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$88,300	

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HORIZON JUVENILE DETENTION CENTER
Asset # : 4383

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	40%			2027	\$31,100	2	\$1,200	
	Roof	10%	Now	\$7,800	2037	* *	2	\$200	
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Roof, Multiple Mechanical And / Or Electrical Defects							
	Roof	50%			2027	\$38,800	2	\$1,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : This Component Is Already Accounted For Under The Cooling Section Of This Report							
Plumbing									
	H/C Water Piping								
	Brass/Copper	95%			2047	* *	1		
	Brass/Copper	5%	0-2	\$14,600	2057	* *	1		
		Damaged, Extent : Severe, Area Affected : 100%							
		Location : Ruptured Underground Supply Water Pipe To Court Yard Water Fountain							
	Water Heater								
	Gas Fired	100%			2025	\$22,700	2	\$1,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Two Gas Fired Hot Water Heaters							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : Basement Level							
		Explanation : Newly Installed Macerator							
	Storm Drain Piping								
	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	
	Backflow Preventer								
	Generic	100%			2032	* *	1	\$6,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor							
		Explanation : Backflow Preventer Located On The First Floor							
	Fixtures								
	Generic	100%							
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : All Toilet Rooms							
		Explanation : Frequent Maintenance And Repair Of Plumbing Fixtures Is Required							
Vertical Transport									

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HORIZON JUVENILE DETENTION CENTER

Asset # : 4383

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Severe, Area Affected : 50%									
Location : Basement, 1st 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 Fire Suppression System In Kitchen									

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