

Print Date : 19-Sep-2018

**ADMIN. FOR CHILDREN'S SERVICES - FY 2019**

**Asset Name** : B ABOVE CHILD CARE CENTER  
**Address** : 1810 DAVIDSON AVENUE BTWN: WEST 176 ST., WEST 177 S  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : ACS0005.000 / 13415 **Yr Built/Renovated** : 1997 / 2010  
**Area Sq Ft** : 17,761 **Project Type** : CHILDREN'S SERVICES  
**Date of Survey** : 30-May-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 2861 **Lot** : 129 **BIN** : 2109470

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture		\$254,200
Interior Architecture	\$37,200	
Electrical		\$37,500
Mechanical	\$46,900	\$301,300
Site Pavements		\$46,700
<b>Total</b>	<b>\$84,200</b>	<b>\$639,800</b>
Importance Code A		\$306,600
Importance Code B	\$46,900	\$333,200
Importance Code C	\$37,200	
<b>Total</b>	<b>\$84,200</b>	<b>\$639,800</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$67,600		\$2,000	
Interior Architecture	\$13,700		\$2,000	\$5,400
Electrical	\$20,100	\$300	\$600	\$400
Mechanical	\$8,300	\$1,300	\$8,700	\$1,300
Site Pavements	\$1,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$115,600</b>	<b>\$5,600</b>	<b>\$17,200</b>	<b>\$11,000</b>
Importance Code A	\$68,500	\$900	\$2,800	\$900
Importance Code B	\$45,200	\$4,700	\$14,400	\$9,100
Importance Code C	\$1,900			\$1,000
<b>Total</b>	<b>\$115,600</b>	<b>\$5,600</b>	<b>\$17,200</b>	<b>\$11,000</b>



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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**B ABOVE CHILD CARE CENTER**  
**Asset # : 13415**

Architecture		Current Repair			Future Replacement		Maintenance		Priority
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	2%			LIFE	**	5	\$8,900		
Masonry: Brick Cavity	90%	4+	\$19,600	LIFE	**	5	\$25,600		
<i>Graffiti, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Metal Panel	3%			2049	**	5-10	\$5,900		
Window Wall	5%			2049	**	5	\$5,300		
Windows									
Aluminum	95%			2045	**	5	\$3,600		
Glass Block	5%	Now	\$1,000	LIFE	**	5	\$100		
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Floor Landing Between 1-2 - Main Stair</i>									
Parapets									
Masonry: Brick Cavity	82%			LIFE	**	5-10	\$20,100		
Metal Panel	3%			2039	**	5	\$400		
Metal Rail	5%			2042	**	5-10	\$3,200		
Pre-Cast Concrete	10%	4+	\$300	LIFE	**	5	\$2,200		
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Coping Stones Throughout</i>									
Roof									
Built-Up (BUR)	40%	4+	\$13,900	2029	\$139,300				
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>									
<i>Location : Over Second Floor And Partial First Floor</i>									
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Near Roof Access Doors From 2nd Floor</i>									
Metal Panel	25%	Now	\$1,400	2034	**				
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 35%</i>									
<i>Location : Pitched Roofs Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Southeast Corner Of Pitched Roof Above Main Entrance. Leak Into Entry Vestibule.</i>									
Modified Bitumen	33%			2029	\$114,900	10	\$8,300		
Single Ply Membrane	2%	Now	\$8,100	2039	**				
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Over Main Stair</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Over Main Stair</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Over Main Stair</i>									
<i>Explanation : Temporary Roof Membrane</i>									
Soffits									
Stucco Cement	100%			2042	**	5			
Interior									

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**B ABOVE CHILD CARE CENTER**  
**Asset # : 13415**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%			2025	\$34,700	3	\$5,300	
Cast in Place Concrete	5%			LIFE	**	5	\$5,800	
Ceramic Tile	5%			2038	**	5	\$1,300	
Quarry Tile	10%			2042	**	5	\$4,000	
Vinyl Tile	70%	4+	\$3,200	2034	**	3	\$7,000	
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 1st Floor Classroom - South Of Main Stair</i>								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$2,100	
Concrete Masonry Unit	10%			LIFE	**	5	\$3,300	
Gypsum Board	82%			LIFE	**	5-10	\$57,500	
Metal: Cage/Fence	3%			LIFE	**	10	\$200	
Ceilings								
AcousTileConcealSpLn	15%			2034	**	5	\$5,000	
AcousTileSusp.Lay-In	72%			2034	**	5	\$19,200	
Exposed Struc: Steel	3%			LIFE	**	10	\$1,600	
Gypsum Board	10%	0-2	\$2,700	LIFE	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Landing Between Floors 1-2</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Landing Between Floors 1-2</i>								
Site Enclosure								
Fence/Gates								
Chain Link	30%			2049	**			
Iron Picket	70%			2064	**			
Free Standing Walls								
Cast in Place Concrete	70%			2049	**			
Masonry: Brick	30%			2049	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$1,900	2042	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Adjacent To Front Entrance By Tree</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Adjacent To Front Entrance By Tree</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2034	**			
Activity Yard								
Pavers/Stone	30%			2038	**			
Rubber Matting	70%			2029	\$46,700			

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**B ABOVE CHILD CARE CENTER**  
**Asset # : 13415**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
	Service Equipment							
	Molded Case Bkrs	100%			2039	**	5	\$500
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : No Nameplate Ratings On The Service Switch</i>					
	Switchgear / Switchboard							
	Molded Case Bkrs	100%			2039	**	5	\$500
	Raceway							
	Conduit	100%	4+	\$4,500	2039	**	1	
			<i>Covers Missing, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
	Panelboards							
	Fused Disc Sw	5%			2037	**	5	
	Molded Case Bkrs	95%			2037	**	5	\$400
	Wiring							
	Thermoplastic	100%			2039	**	1	
	Motor Controllers							
	Locally Mounted	100%			2034	**	5	\$100
			<i>Corroded, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
<b>Ground</b>								
	Grounding Devices							
	Generic	100%			LIFE	**	5	\$500
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Water Main</i>					
<b>Lighting</b>								
	Interior Lighting							
	Fluorescent	60%			2034	**	10	\$9,800
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T- 8 Lamps</i>					
	Fluorescent	10%			2034	**	10	\$1,600
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Compact Fluorescent Lamps</i>					
	Fluorescent	30%	Now	\$6,000	2034	**		
			<i>Malfunctioning, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
	Egress Lighting							
	Emergency, Battery	50%			2034	**	10	\$2,100
	Exit, Battery	50%			2034	**	10	\$600

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**B ABOVE CHILD CARE CENTER**  
**Asset # : 13415**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Exterior Lighting								
Fluorescent	20%			2029	\$11,600	10	\$300	
HID	80%	Now	\$5,500	2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Operated Via Switch</i>								
<b>Alarm</b>								
Security System								
No Component	80%							
Generic	20%			2029	\$11,000	1	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor And Hallways</i>								
<i>Explanation : Intrusion Alarm, 1 Camera</i>								
<b>Fire/Smoke Detection</b>								
No Component	80%							
Generic, Analog	20%	Now	\$3,800	2029	\$37,500	1-3	\$2,000	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : False Alarms And Troubles On Fire Alarm System</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2039	**	1		
<b>Conversion Equipment</b>								
Furnace	60%			2024	\$24,000	1	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Roof</i>								
<i>Explanation : 6 Roof Mounted Units</i>								
Hot Water Boiler	40%			2027	\$52,300	1	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	40%	Now	\$500	2037	**	4	\$400	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1 Of 2 Pumps Removed</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Boiler Room, Basement</i>								
<i>Explanation : Hot Water Supply Pump Is Not Working</i>								
No Component	60%							

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**B ABOVE CHILD CARE CENTER**  
**Asset # : 13415**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convactor/Radiator	40%			2027	\$36,400	1	\$2,300	
No Component	60%							
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2024	\$212,600	2	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 6 Units</i>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$28,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$46,900	LIFE	**	2-5	\$9,900	
<i>Damaged, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 2nd Floor</i>								
<i>Other Observation, Extent : Severe, Area Affected : 7%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Insulation Damage</i>								
Exhaust Fans								
Roof	100%			2024	\$28,200	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2024	\$10,400	2	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 150 Gallons For Building And 75 Gallons For Kitchen</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2024	\$4,900	4	\$1,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**B ABOVE CHILD CARE CENTER**  
**Asset # : 13415**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Fire Suppression	Sprinkler							
	No Component	70%						
	Generic	30%			2039	**	1-2	\$1,500
Chemical System	No Component	99%						
	Generic	1%			2024	\$300	1-3	

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Print Date : 19-Sep-2018

**ADMIN. FOR CHILDREN'S SERVICES - FY 2019**

**Asset Name** : BLANCHE COMMUNITY DAY CARE CTR.  
**Address** : 109-60 202ND STREET BTWN: HOLLIS AVE., 111 AVE.  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : ACS0006.000 / 13416 **Yr Built/Renovated** : 1998 / 2011  
**Area Sq Ft** : 16,526 **Project Type** : CHILDREN'S SERVICES  
**Date of Survey** : 29-May-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 10941 **Lot** : 206 **BIN** : 4234212

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$35,300	
Mechanical		\$168,100
<b>Total</b>	<b>\$35,300</b>	<b>\$168,100</b>
Importance Code A	\$35,300	
Importance Code B		\$168,100
<b>Total</b>	<b>\$35,300</b>	<b>\$168,100</b>

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$43,000	\$14,500		
Interior Architecture	\$18,100		\$1,200	\$2,400
Electrical	\$500	\$17,900	\$800	\$500
Mechanical	\$30,700	\$10,400	\$2,900	\$800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$96,200</b>	<b>\$46,800</b>	<b>\$8,900</b>	<b>\$7,500</b>
Importance Code A	\$43,400	\$15,000	\$400	\$400
Importance Code B	\$51,600	\$31,800	\$8,500	\$7,100
Importance Code C	\$1,100			
<b>Total</b>	<b>\$96,200</b>	<b>\$46,800</b>	<b>\$8,900</b>	<b>\$7,500</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	65%	Now	\$35,300	LIFE	**	5	\$22,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal/Glass Curt Wall	20%	Now	\$22,800	LIFE	**	5	\$13,200	
<i>Repairs in Progress, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$600	2046	**	5	\$3,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	10%			2039	**	5	\$15,400	
Windows								
Aluminum	100%	4+	\$19,100	2042	**	5	\$4,500	
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Concrete Masonry Unit	50%			LIFE	**	5	\$2,600	
Masonry: Brick	45%			LIFE	**	5	\$2,000	
Metal: Cage/Fence	5%	4+	\$500	2031	**	5	\$700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	10%			2046	**	10	\$3,000	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	90%			2031	**	10	\$14,500	
Interior								
Floors								
Ceramic Tile	5%			2035	**	5	\$1,100	
Panel/Paver: Cer/Brk	5%			2042	**	5	\$2,500	
Quarry Tile	5%			2039	**	5	\$1,700	
Vinyl Tile	85%	Now	\$16,400	2031	**	3	\$7,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$2,300	
Concrete Masonry Unit	20%			LIFE	**	5	\$3,700	
Gypsum Board	20%			LIFE	**	5	\$5,500	
SGFT/Glazed Masonry	55%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	70%			2039	**	5	\$15,500	
Exposed Concrete	20%			LIFE	**	5	\$700	
Metal Panel	10%			LIFE	**	5	\$2,800	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2046	**	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 800 Amperes Main Disconnect Switch</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2046	**	5	\$400	
Raceway								
Conduit	100%			2046	**	1		
Panelboards								
Fused Disc Sw	10%			2042	**	5		
Molded Case Bkrs	90%			2042	**	5	\$400	
Wiring								
Thermoplastic	100%			2046	**	1		
Motor Controllers								
Locally Mounted	100%			2039	**	5	\$100	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	95%			2031	**	10	\$14,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	5%			2031	**	10	\$800	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Lobby And Hallway</i>						
Egress Lighting								
Emergency, Battery	50%			2031	**	10	\$2,000	
Exit, Service	50%			2031	**	1		
Exterior Lighting								
HID	100%			2031	**	10	\$100	
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2031	**	1	\$1,900	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2031	**	1-3	\$3,100	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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%			2046	**	1		
Conversion Equipment								
Hot Water Boiler	50%			2039	**	1	\$4,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One Unit</i>						
No Component	50%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Equipment Accounted For Under The Cooling Section Of This Report</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2042	**	4	\$800	
Terminal Devices								
Convactor/Radiator	50%			2039	**	1	\$2,700	
No Component	50%							
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	15%	0-2	\$29,700	2036	**	2	\$100	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof, 1 Of 6 Defective Packaged Rooftop Units</i>						
Ext Pkg Unit - Heating/Cooling	85%			2026	\$168,100	2	\$900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,200	
Exhaust Fans								
Roof	100%			2026	\$26,200	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	**	1		
Water Heater								
Gas Fired	100%			2021	\$9,600	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2026	\$2,400	4	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Pumps Require Maintenance</i>						

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	Backflow Preventer							
	No Component	80%						
	Generic	20%			2031	**	1	\$200
			<i>Other Observation, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : Boiler And Hot Water Heater Only</i>					
<hr/>								
	Fixtures							
	Generic	100%						
<hr/>								
<b>Vertical Transport</b>								
	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Serves All Floors</i>					
			<i>Explanation : One Unit</i>					
<hr/>								
<b>Fire Suppression</b>								
	Sprinkler							
	No Component	90%						
	Generic	10%			2046	**	1-2	\$500

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

Print Date : 19-Sep-2018

**ADMIN. FOR CHILDREN'S SERVICES - FY 2019**

**Asset Name** : CHRISTOPHER STREET SCHOOL ALPHA COTTAGE  
**Address** : 1250 E. 229TH ST.  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HRA0049.010 / 54 **Yr Built/Renovated** : 1965 / 2012  
**Area Sq Ft** : 4,000 **Project Type** : CHILDREN'S SERVICES  
**Date of Survey** : 21-Jun-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4905 **Lot** : 2 **BIN** : 2097408

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$102,800	
Electrical	\$67,100	
Mechanical		\$81,600
<b>Total</b>	<b>\$169,900</b>	<b>\$81,600</b>
Importance Code A	\$102,800	
Importance Code B	\$67,100	\$81,600
<b>Total</b>	<b>\$169,900</b>	<b>\$81,600</b>

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$21,500			\$1,400
Interior Architecture	\$2,000	\$1,100		
Electrical	\$100	\$200	\$100	\$3,800
Mechanical	\$500	\$300	\$1,700	\$300
<b>Total</b>	<b>\$24,200</b>	<b>\$1,600</b>	<b>\$1,800</b>	<b>\$5,500</b>
Importance Code A	\$21,700	\$200	\$200	\$1,600
Importance Code B	\$2,400	\$1,400	\$1,600	\$3,900
Importance Code C				
<b>Total</b>	<b>\$24,200</b>	<b>\$1,600</b>	<b>\$1,800</b>	<b>\$5,500</b>



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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CHRISTOPHER STREET SCHOOL ALPHA COTTAGE**

**Asset # : 54**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	98%	Now	\$102,800	LIFE	**	5	\$16,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Window Lintels</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Fire Escpae</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Slate Panels	2%	Now	\$18,200	LIFE	**	5	\$300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
Windows								
Aluminum	70%	0-2	\$1,400	2044	**	5	\$800	
<i>Air Infiltration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Fire Escape</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Fire Escape, Window Foamed</i>								
Metal/Detention Type	30%			2038	**	5	\$2,500	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$1,600	
Metal Panel	5%			2038	**	5	\$300	
Roof								
Modified Bitumen	100%	Now	\$2,000	2033	**			1
<i>Drains Clogged, Extent : Severe, Area Affected : 50%</i>								
<i>Location : East Roof Drain</i>								
<i>Ponding, Extent : Severe, Area Affected : 30%</i>								
<i>Location : East Roof Drain</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%			2041	**	5	\$400	
Vinyl Tile	90%			2036	**	3	\$2,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	70%			LIFE	**	5	\$3,400	
Plaster	30%			LIFE	**	5	\$1,100	

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

Estimates are rounded to the nearest hundred dollars.

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CHRISTOPHER STREET SCHOOL ALPHA COTTAGE**

**Asset # : 54**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
Ceilings								
Plaster	100%	0-2	\$2,000	LIFE	**	5	\$4,800	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>							
	<i>Location : Basement</i>							
<b>Site Enclosure</b>								
Retaining Walls								
Cast in Place Concrete	60%			2048	**			
Masonry: Brick	40%			2038	**			
<b>Site Pavements</b>								
On-Site Walkways								
Asphalt	100%			2031	**			
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2038	**	5		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 400 Ampere Main Disconnect Switch</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2038	**	5		
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Molded Case Bkrs	100%			2036	**	5	\$100	
Wiring								
Thermoplastic	100%			2038	**	1		
Motor Controllers								
Locally Mounted	100%			2033	**	5		
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	100%			2023	\$67,100	10	\$3,700	
	<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Egress Lighting								
Emergency, Battery	50%			2028	\$2,800	10	\$500	
Exit, Battery	50%			2028	\$2,300	10	\$100	

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CHRISTOPHER STREET SCHOOL ALPHA COTTAGE**

**Asset # : 54**

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

## Lighting

## Exterior Lighting

HID

20%

2033

\* \*

10

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Controlled Via Photocell*

No Component

80%

## Alarm

## Security System

No Component

70%

Generic

30%

2028

\$3,700

1

\$500

## Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2033

\* \*

1-3

\$700

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

## Heating

## Energy Source

Natural Gas

100%

2038

\* \*

1

## Conversion Equipment

Hot Water Boiler

100%

2033

\* \*

1

\$2,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 Gas Fired Modular Hot Water Boiler*

## Distribution

Hot Wtr Piping/Pump

100%

2036

\* \*

4

\$300

## Terminal Devices

Convactor/Radiator

100%

2033

\* \*

1

\$1,300

## Air Conditioning

## Energy Source

Electricity

100%

2036

\* \*

1

## Conversion Equipment

Split Unit

100%

2028

\$81,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement, 1st And 2nd Floor**Explanation : 3 Condensers On The Roof. 3 Air Handling Units In Each Floor. Refrigerant Piping Missing Insulation Roof.*

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2

\$5,200

## Ventilation

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

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

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



**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CHRISTOPHER STREET SCHOOL ALPHA COTTAGE**

**Asset # : 54**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ventilation</b>								
Exhaust Fans Wall Unit	10%			2028	\$100	2		
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : 1st Floor Kitchen And 2nd Floor Bathroom</i>						
		<i>Explanation : Exhaust Fan Located Only In 1st Floor Kitchen And 2nd Floor Bathroom</i>						
No Component	90%							
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%			2038	**	1		
Water Heater Gas Fired	100%			2026	\$2,300	2	\$100	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Roof Drain Clogged.</i>						
<b>Fixtures</b>								
Generic	100%							
<b>Fire Suppression</b>								
Sprinkler No Component	90%							
Generic	10%			2038	**	1-2	\$100	
		<i>No Backflow Preventer, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						

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

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

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

Print Date : 19-Sep-2018

**ADMIN. FOR CHILDREN'S SERVICES - FY 2019**

**Asset Name** : CHRISTOPHER STREET SCHOOL MAIN BUILDING  
**Address** : 1250 EAST 229TH STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HRA0049.000 / 1947 **Yr Built/Renovated** : 1955 / 2012  
**Area Sq Ft** : 37,482 **Project Type** : CHILDREN'S SERVICES  
**Date of Survey** : 28-Jul-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4905 **Lot** : 2 **BIN** : 2097408

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$382,100	\$71,500
Mechanical	\$112,100	\$63,500
Site Enclosure	\$55,800	
<b>Total</b>	<b>\$550,000</b>	<b>\$135,000</b>
Importance Code A	\$382,100	\$135,000
Importance Code B	\$168,000	
<b>Total</b>	<b>\$550,000</b>	<b>\$135,000</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$11,500			
Interior Architecture	\$50,500	\$2,100	\$2,600	
Electrical	\$3,900	\$4,800	\$6,200	\$68,300
Mechanical	\$3,100	\$1,800	\$17,700	\$2,900
Site Enclosure	\$29,900			
Site Pavements	\$11,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$114,000</b>	<b>\$12,700</b>	<b>\$30,400</b>	<b>\$75,100</b>
Importance Code A	\$11,900		\$400	\$100
Importance Code B	\$53,800	\$12,600	\$28,800	\$75,000
Importance Code C	\$48,300		\$1,200	
<b>Total</b>	<b>\$114,000</b>	<b>\$12,700</b>	<b>\$30,400</b>	<b>\$75,100</b>



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

**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CHRISTOPHER STREET SCHOOL MAIN BUILDING**

**Asset # : 1947**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	**	5	\$11,700	
Masonry: Brick	92%	Now	\$44,000	LIFE	**	5	\$71,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room Chimney, Living Skills Room, Above Living Skills Roof</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room Chimney</i>								
Masonry: Limestone	2%			LIFE	**	5	\$1,200	
Stucco Cement	3%	2-4	\$1,400	2041	**	5	\$2,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Roof</i>								
Windows								
Aluminum	100%			2044	**	5	\$1,600	
Parapets								
Masonry: Brick	95%	0-2	\$9,900	LIFE	**	5	\$8,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$600	
Roof								
Modified Bitumen	52%			2033	**	10	\$41,500	
Single Ply Membrane	20%			2036	**	10	\$16,000	
Single Ply Membrane	23%	Now	\$296,600	2038	**			
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Living Skills Roof</i>								
Skylight, Metal/Glass	5%			2048	**	10	\$13,300	
Soffits								
Cast in Place Concrete	100%	2-4	\$200	LIFE	**	5	\$900	
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Living Skills Room</i>								

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CHRISTOPHER STREET SCHOOL MAIN BUILDING**

**Asset # : 1947**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
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%			LIFE	**	5	\$6,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%			2037	**	5	\$2,800	
Quarry Tile	15%	0-2	\$24,600	2041	**	5	\$6,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Sheet Vinyl/Rubber	40%	2-4	\$13,500	2033	**	5	\$16,800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Basement</i>								
Slate	5%			LIFE	**	5	\$3,000	
Vinyl Tile	30%			2033	**	3	\$6,300	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$2,400	
Concrete Masonry Unit	5%	Now	\$5,500	LIFE	**	5	\$1,000	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Water Main Room</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Water Main Room</i>								
Fiberglass Panel	35%			LIFE	**			
Gypsum Board	45%	Now	\$1,900	LIFE	**	5	\$13,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Living Skills Room, Mold</i>								
Metal Panel	10%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	12%	0-2	\$700	2041	**	5	\$2,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Living Skills Room</i>								
Exposed Concrete	5%	Now	\$1,200	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Water Meter Room</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Water Meter Room</i>								
Exposed Struc: Steel	3%			LIFE	**			
Gypsum Board	40%	Now	\$3,100	LIFE	**	5	\$18,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Living Skills Room</i>								
Metal Panel	10%			LIFE	**	5	\$4,600	
Plaster	30%			LIFE	**	5	\$7,000	

Site Enclosure

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CHRISTOPHER STREET SCHOOL MAIN BUILDING**

**Asset # : 1947**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Site Enclosure								
Fence/Gates								
	Chain Link	5%	Now	\$200	2048		**	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Basketball Court, Detached Top Bar</i>						
	Iron Picket	95%	2-4	\$25,300	2063		**	
		<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Throughout</i>						
		<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
Free Standing Walls								
	Masonry: Brick	100%	Now	\$4,500	2038		**	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : Along Driveway</i>						
Retaining Walls								
	Cast in Place Concrete	40%			2048		**	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : South Wall</i>						
	Masonry: Brick	50%	Now	\$55,800	2038		**	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Along Driveway</i>						
		<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Along Driveway</i>						
		<i>Loose Units, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Along Driveway</i>						
	Masonry: Fieldstone	10%			2038		**	
Site Pavements								
On-Site Walkways								
	Cast in Place Concrete	5%	Now	\$100	2048		**	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : West Facade</i>						
	Pavers/Stone	95%	Now	\$10,900	2037		**	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Front Entrance West Side Of Walkway</i>						
Parking/Driveway								
	Asphalt	100%			2031		**	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Throughout</i>						
Activity Yard								
	Asphalt	100%			2031		**	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Throughout</i>						
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Plant Growth</i>						

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CHRISTOPHER STREET SCHOOL MAIN BUILDING**

**Asset # : 1947**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
	Service Equipment							
	Fused Disc Sw	100%			2048	**	5	\$200
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : One 3000 Ampere Main Disconnect Switch</i>					
<b>Switchgear / Switchboard</b>								
	Fused Disc Sw	90%			2048	**	5	\$100
	Molded Case Bkrs	10%			2048	**	5	\$100
<b>Raceway</b>								
	Conduit	100%			2048	**	1	
<b>Panelboards</b>								
	Fused Disc Sw	10%			2044	**	5	\$100
	Molded Case Bkrs	90%			2044	**	5	\$900
<b>Wiring</b>								
	Thermoplastic	100%			2048	**	1	
<b>Motor Controllers</b>								
	Locally Mounted	100%			2041	**	5	\$300
<b>Ground</b>								
	Grounding Devices							
	Generic	100%			LIFE	**	5	\$600
<b>Stand-by Power</b>								
	Transfer Switches							
	Automatic	100%			2041	**	1	\$11,500
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor</i>					
			<i>Explanation : Three Transfer Switches Observed</i>					
<b>Generators</b>								
	Diesel	100%			2037	**	1	\$14,500
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside The Building</i>					
			<i>Explanation : One 100 Kilowatt</i>					
<b>Batteries</b>								
	Lead/Acid	100%			2022	\$1,500	5	\$1,400
<b>Fuel Storage</b>								
	Day Tank	100%			2044	**	5	\$7,000
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : One 275 Gallon Tank</i>					
<b>Lighting</b>								
	Interior Lighting							
	Fluorescent	95%			2033	**	10	\$32,700
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
	Incandescent	5%			2023	\$31,400	2	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor Lobby</i>					
			<i>Explanation : Downlights</i>					

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CHRISTOPHER STREET SCHOOL MAIN BUILDING**

**Asset # : 1947**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Egress Lighting								
Emergency, Service	60%			2033	**	1		
Exit, Service	40%			2033	**	1		
Exterior Lighting								
HID	20%			2033	**	10		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Controlled Via Photocell</i>						
No Component	80%							
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2031	**	5	\$1,100	
<b>Alarm</b>								
Security System								
No Component	50%							
Generic	50%			2033	**	1	\$7,000	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2033	**	1-3	\$6,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Strobe Lights, Smoke Detector, Alarm Bells, Horn And Manual Pull Station</i>						

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Electricity	10%			2048	**	1		
Natural Gas	2%			2048	**	1		
No Component	88%							
Conversion Equipment								
Furnace	2%			2033	**	1	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Lower Roof</i>						
		<i>Explanation : 1 Unit Serving Basic Living Skill Center.</i>						
Radiant Heater	10%			2028	\$63,500	2	\$1,700	
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Stairways</i>						
		<i>Explanation : 11 Electric Radiants</i>						
No Component	88%							
Distribution								
Ductwork/Diffusers	2%			LIFE	**	2-5	\$400	
No Component	98%							
<b>Air Conditioning</b>								

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CHRISTOPHER STREET SCHOOL MAIN BUILDING**

**Asset # : 1947**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Energy Source</b>								
	Electricity	50%			2044	**	1	
	Natural Gas	50%			2048	**	1	
<b>Conversion Equipment</b>								
	Ext Pkg Unit - Heating/Cooling	73%			2033	**	2	\$1,700
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
				<i>Explanation : 8 Roof Top Package Units</i>				
	Ext Pkg Unit - Heating/Cooling	25%	Now	\$112,100	2038	**	2	\$500
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Upper Roof</i>				
				<i>Explanation : Unit 2 And 6 Compressors Not Working.</i>				
	Split Unit	1%			2028			\$7,600
	Window/Wall Unit	1%			2023		1	\$700
<b>Distribution</b>								
	Ductwork/Diffusers	98%			LIFE	**	2	\$47,800
	Ductwork/Diffusers	2%	Now	\$400	LIFE	**	2	\$1,000
				<i>Insul. Deteriorating, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Upper Roof</i>				
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,900
<b>Exhaust Fans</b>								
	Roof	98%			2033	**	2	\$1,100
	Roof	2%	Now		2038	**	2	
				<i>Unit Inoperable, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Upper Roof</i>				
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%			2048	**	1	
<b>Water Heater</b>								
	Gas Fired	100%			2026		2	\$500
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : 3 Units</i>				
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Backflow Preventer</b>								
	Generic	100%			2033	**	1	\$2,300
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CHRISTOPHER STREET SCHOOL MAIN BUILDING**

**Asset # : 1947**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
Fire Suppression	Sprinkler							
	Generic	100%			2048	**	1-2	\$10,500
	Chemical System							
	Generic	100%			2026	\$26,700	1-3	\$4,000

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Print Date : 19-Sep-2018

**ADMIN. FOR CHILDREN'S SERVICES - FY 2019**

**Asset Name** : CHRISTOPHER STREET SCHOOL OMEGA COTTAGE  
**Address** : 1250 E. 229TH ST.  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HRA0049.020 / 30 **Yr Built/Renovated** : 1965 / 2012  
**Area Sq Ft** : 4,000 **Project Type** : CHILDREN'S SERVICES  
**Date of Survey** : 21-Jun-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4905 **Lot** : 2 **BIN** : 2097408

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$54,400	
Electrical		\$109,400
Mechanical		\$81,600
<b>Total</b>	<b>\$54,400</b>	<b>\$191,000</b>
Importance Code A	\$54,400	
Importance Code B		\$191,000
<b>Total</b>	<b>\$54,400</b>	<b>\$191,000</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$13,500			\$800
Interior Architecture	\$7,300		\$400	\$800
Electrical	\$400	\$400	\$500	\$400
Mechanical	\$1,000	\$300	\$1,700	\$300
<b>Total</b>	<b>\$22,200</b>	<b>\$700</b>	<b>\$2,500</b>	<b>\$2,300</b>
Importance Code A	\$13,700	\$200	\$200	\$1,000
Importance Code B	\$8,500	\$500	\$2,100	\$1,300
Importance Code C			\$200	
<b>Total</b>	<b>\$22,200</b>	<b>\$700</b>	<b>\$2,500</b>	<b>\$2,300</b>



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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CHRISTOPHER STREET SCHOOL OMEGA COTTAGE**

**Asset # : 30**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	98%	Now	\$54,400	LIFE	**	5	\$8,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Window Lintels</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Window Lintels, North Facade Fire Escape</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
Slate Panels	2%	Now	\$9,600	LIFE	**	5	\$100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
Windows								
Aluminum	70%	0-2	\$3,900	2044	**	5	\$500	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : East Facade</i>								
<i>Vandalism, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Fire Escape, Damaged Window Frames</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : North Facade</i>								
<i>Explanation : Boarded Lower Half Of Window</i>								
Metal/Detention Type	30%			2038	**	5	\$1,400	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$900	
<i>Vegetation Growth, Extent : Light, Area Affected : 20%</i>								
<i>Location : South</i>								
Metal Panel	5%			2048	**	5	\$200	
Roof								
Modified Bitumen	100%			2036	**	10	\$3,600	
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East</i>								
Interior								

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CHRISTOPHER STREET SCHOOL OMEGA COTTAGE**

**Asset # : 30**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%			2037	**	5	\$300	
Vinyl Tile	90%	Now	\$1,000	2036	**	3	\$2,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2037	**	5	\$400	
Concrete Masonry Unit	80%			LIFE	**	5	\$2,800	
Gypsum Board	5%			LIFE	**	5	\$300	
Plaster	10%			LIFE	**	5	\$300	
<b>Ceilings</b>								
Plaster	70%	Now	\$6,300	LIFE	**	5	\$2,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : First Floor And Basement Classroom</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : First Floor And Basement Classroom</i>								
Plaster	30%			LIFE	**	5	\$1,300	
<b>Site Enclosure</b>								
<b>Retaining Walls</b>								
Cast in Place Concrete	100%			2048	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : West</i>								
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Asphalt	100%			2031	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2038	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 100 Ampere Main Disconnect Switch Originates From Another Building</i>								
<b>Raceway</b>								
Conduit	100%			2038	**	1		
<b>Panelboards</b>								
Molded Case Bkrs	100%			2027	\$15,300	5	\$100	
<b>Wiring</b>								
Thermoplastic	100%			2038	**	1		

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CHRISTOPHER STREET SCHOOL OMEGA COTTAGE**

**Asset # : 30**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2033	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	20%			2028	\$13,400	10	\$700	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Fluorescent	80%			2028	\$53,700	10	\$2,900	
Egress Lighting								
Emergency, Battery	50%			2028	\$2,800	10	\$500	
Exit, Battery	50%			2028	\$2,300	10	\$100	
Exterior Lighting								
HID	50%			2028	\$7,700	10		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Controlled By Photocells</i>						
No Component	50%							
Alarm								
Security System								
Generic	100%			2028	\$12,400	1	\$1,500	
Fire/Smoke Detection								
Generic, Analog	50%			2028	\$21,100	1-3	\$1,200	
Generic, Analog	50%			2028	\$21,100	1-3	\$1,200	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2038	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2033	**	1	\$2,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Gas Fired Modular Hot Water Boiler</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2036	**	4	\$300	
Terminal Devices								
Convactor/Radiator	100%			2033	**	1	\$1,300	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		

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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**CHRISTOPHER STREET SCHOOL OMEGA COTTAGE**

**Asset # : 30**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Split Unit	100%			2028	\$81,600		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, 1st, 2nd Floor And Roof</i>								
<i>Explanation : 3 Condensers On The Roof. 3 Air Handling Units On Each Floor. Refrigerant Piping Missing Insulation On Roof.</i>								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$5,200
Ventilation								
Exhaust Fans								
	Wall Unit	10%			2028	\$100	2	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1st Floor Kitchen And 2nd Floor Bathroom</i>								
<i>Explanation : Exhaust Fan In 1st Floor Kitchen And 2nd Floor Bathroom.</i>								
	No Component	90%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2038	**	1	
Water Heater								
	Gas Fired	100%			2026	\$2,300	2	\$100
Sanitary Piping								
	Cast Iron	98%			LIFE	**	1	
	Cast Iron	2%	Now	\$600	LIFE	**	1	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Classroom</i>								
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	No Component	90%						
	Generic	10%			2038	**	1-2	\$100
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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Print Date : 19-Sep-2018

**ADMIN. FOR CHILDREN'S SERVICES - FY 2019**

**Asset Name** : JOHN COKER DAY CARE CENTER  
**Address** : 1375 BUSHWICK AVENUE @ DECATUR ST.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : ACS0003.000 / 13413 **Yr Built/Renovated** : 1972 / 1995  
**Area Sq Ft** : 27,100 **Project Type** : CHILDREN'S SERVICES  
**Date of Survey** : 19-Jul-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 3433 **Lot** : 5 **BIN** : 3079655

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$208,300	
Interior Architecture	\$51,500	\$47,200
Electrical		\$146,600
Mechanical	\$298,300	\$491,200
<b>Total</b>	<b>\$558,000</b>	<b>\$685,000</b>
Importance Code A	\$304,700	\$321,300
Importance Code B	\$253,300	\$363,600
<b>Total</b>	<b>\$558,000</b>	<b>\$685,000</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$15,100			
Interior Architecture	\$46,800		\$2,300	\$2,900
Electrical	\$23,100	\$1,700	\$5,200	\$2,600
Mechanical	\$77,600	\$3,400	\$30,000	\$3,600
<b>Total</b>	<b>\$162,700</b>	<b>\$5,100</b>	<b>\$37,600</b>	<b>\$9,100</b>
Importance Code A	\$24,500	\$400	\$11,400	\$400
Importance Code B	\$118,800	\$4,700	\$26,200	\$8,700
Importance Code C	\$19,400			
<b>Total</b>	<b>\$162,700</b>	<b>\$5,100</b>	<b>\$37,600</b>	<b>\$9,100</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$51,400	LIFE	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	95%	Now	\$156,900	LIFE	**	5	\$17,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$7,700	2043	**	5	\$300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Crwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal: Cage/Fence	95%			2040	**	5-10	\$12,800	
Pre-Cast Concrete	5%			LIFE	**	5	\$500	
Roof								
Modified Bitumen	100%			2037	**	10	\$29,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Roof Covered With Rubber Pads</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**JOHN COKER DAY CARE CENTER**  
**Asset # : 13413**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%	0-2	\$800	LIFE	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	0-2	\$1,500	2030	**	5	\$800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	10%			2032	**	5	\$4,700	
Sheet Vinyl/Rubber	5%	2-4	\$4,700	2027	\$47,200	5	\$1,200	
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	75%	4+	\$20,300	2032	**	3	\$8,800	
<i>Deflection Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Along Baseboards</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along Baseboards</i>								
<b>Interior Walls</b>								
Cast in Place Concrete	5%	0-2	\$8,800	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2030	**	5	\$2,700	
Concrete Masonry Unit	10%			LIFE	**	5	\$2,200	
Gypsum Board	80%	Now	\$9,200	LIFE	**	5	\$26,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Group 4 Classroom</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Group 4 Classroom</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	100%	Now	\$51,500	2040	**	5	\$15,600	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Group 7 Classroom</i>								

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

Under 600 Volts

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
	Fused Disc Sw	100%			2027	\$4,900	5	\$100
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1200 Amperes</i>								
<b>Switchgear / Switchboard</b>								
	Fused Disc Sw	50%			2027	\$49,900	5	\$100
	Fused Disc Sw	50%			2047	**	5	\$100
<b>Raceway</b>								
	Conduit	70%			2027	\$37,500	1	
	Conduit	30%			2047	**	1	
<b>Panelboards</b>								
	Fused Disc Sw	10%			2043	**	5	\$100
	Molded Case Bkrs	90%			2043	**	5	\$600
<b>Wiring</b>								
	Thermoplastic	100%			2047	**	1	
<b>Motor Controllers</b>								
	Locally Mounted	100%			2032	**	5	\$200
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	100%			LIFE	**	5	\$400
<b>Lighting</b>								
<b>Interior Lighting</b>								
	Fluorescent	97%			2027	\$59,200	10	\$24,100
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Fluorescent	3%			2035	**	10	\$700
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<b>Egress Lighting</b>								
	Emergency, Battery	50%			2032	**	10	\$3,300
	Exit, Service	50%			2032	**	1	
<b>Exterior Lighting</b>								
	HID	20%	Now	\$20,900	2037	**		
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Outside</i>								
	LED	1%			2035	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Of The Building</i>								
<i>Explanation : 2 LED Lights</i>								
	No Component	79%						
<b>Alarm</b>								

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

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

**Alarm**

## Security System

No Component

80%

Generic

20%

2032

\* \*

1

\$2,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Cameras*

## Fire/Smoke Detection

Generic, Digital

100%

2032

\* \*

1-3

\$17,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors*

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

**Heating**

## Energy Source

Electricity

70%

2037

\* \*

1

Natural Gas

30%

2037

\* \*

1

## Conversion Equipment

Furnace

15%

2022

\$9,200

1

\$2,000

*Not Energy Efficient, Extent : Moderate, Area Affected : 20%**Location : Roof**Other Observation, Extent : Light, Area Affected : 15%**Location : Roof**Explanation : 1 Roof Top Package Unit*

Furnace

15%

Now

\$9,200

2037

\* \*

1

\$1,800

*Abandoned in Place, Extent : Severe, Area Affected : 15%**Location : Roof*

Radiant Heater

70%

Now

\$96,400

2027

\$321,300

2

\$7,000

*Not in Service, Extent : Severe, Area Affected : 30%**Location : Throughout**Other Observation, Extent : Severe, Area Affected : 30%**Location : Throughout**Explanation : Electric Baseboard Radiation***Air Conditioning**

## Energy Source

Electricity

100%

2035

\* \*

1

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	15%			2022	\$48,600	2	\$300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : 1 Inefficient Unit, Roof</i>								
Ext Pkg Unit - Heating/Cooling	15%	Now	\$48,600	2037	**	2	\$200	
<i>Abandoned in Place, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Roof</i>								
Split Unit	40%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 New Units, R-410a</i>								
Split Unit	20%			2032	**			
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units, R-410a</i>								
Split Unit	10%			2022	\$55,300			
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Terminal Devices								
Fan Coil - 2 Pipe	10%			2022	\$49,300	1	\$900	
Fan Coil - 4 Pipe	20%			2032	**	1	\$1,800	
Fan Coil - 4 Pipe	40%			2035	**	1	\$3,500	
No Component	30%							
Heat Rejection								
Evaporative Condenser	40%			2035	**	2	\$7,600	
Evaporative Condenser	20%			2032	**	2	\$3,800	
Dry Cooler	10%			2022	\$14,100	2	\$1,900	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$23,900	LIFE	**	2-5	\$15,100	
<i>Unbalanced System, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement b Side No Air Flow.</i>								
Exhaust Fans								
Roof	100%	Now	\$8,600	2027	\$43,000	2	\$700	
<i>Not in Service, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Electric	100%			2025	\$22,800	4	\$200	

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	Sanitary Piping Cast Iron	100%	Now	\$3,800	LIFE	**	1	
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Clogged Grease Trap Under Kitchen Sink</i>								
	Storm Drain Piping Cast Iron	100%	Now	\$2,700	LIFE	**	1	
<i>Blockage /Clogged, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Water Backs Up In Basement When It Rains</i>								
	Fixtures Generic	100%						
<b>Fire Suppression</b>								
	Sprinkler No Component	50%						
	Generic	50%			2027	\$126,800	1-2	\$3,800
	Chemical System Generic	100%			2020	\$26,700	1-3	\$4,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : 1 Set</i>								

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

Print Date : 19-Sep-2018

**ADMIN. FOR CHILDREN'S SERVICES - FY 2019**

**Asset Name** : NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S  
**Address** : 492 FIRST AVENUE BTWN: E.28 ST. - E.29 ST.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : HHC0001.090 / 4372 **Yr Built/Renovated** : 1904 / 2000  
**Area Sq Ft** : 126,000 **Project Type** : CHILDREN'S SERVICES  
**Date of Survey** : 15-Jun-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,5,6,ph,mz  
**Block** : 962 **Lot** : 100 **BIN** : 1086515

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture		\$200,100
Interior Architecture		\$404,300
Electrical	\$113,300	
Mechanical	\$123,800	\$842,700
<b>Total</b>	<b>\$237,000</b>	<b>\$1,447,200</b>
Importance Code A	\$78,000	\$200,100
Importance Code B	\$159,000	\$999,100
Importance Code C		\$248,000
<b>Total</b>	<b>\$237,000</b>	<b>\$1,447,200</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$58,800	\$31,400	\$25,500	
Interior Architecture	\$48,900	\$5,600	\$19,600	
Electrical	\$18,300	\$26,600	\$20,200	\$14,400
Mechanical	\$40,200	\$52,600	\$82,900	\$37,400
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
<b>Total</b>	<b>\$195,800</b>	<b>\$145,800</b>	<b>\$177,900</b>	<b>\$81,400</b>
Importance Code A	\$59,200	\$37,300	\$31,100	\$5,600
Importance Code B	\$114,900	\$108,400	\$146,700	\$75,800
Importance Code C	\$21,600			
<b>Total</b>	<b>\$195,800</b>	<b>\$145,800</b>	<b>\$177,900</b>	<b>\$81,400</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
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	5%			LIFE	**	5	\$43,700	
Masonry: Brick	65%			LIFE	**	5	\$72,700	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : On Penthouse</i>								
Masonry: Granite	5%	0-2	\$13,500	LIFE	**	5	\$4,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Various Locations</i>								
Masonry: Limestone	10%			LIFE	**	5	\$8,400	
<i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
Metal Panel	15%			2046	**	5-10	\$115,300	
Windows								
Aluminum	95%			2042	**	5	\$51,100	
Metal Louvers	5%			2035	**	10	\$16,800	
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$10,500	
Masonry: Limestone	20%			LIFE	**	5	\$3,300	
Roof								
IRMA/Protected Membrane	10%	Now	\$8,900	2031	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Section Over 6th Floor At Southeast Corner</i>								
Metal Panel	50%	Now	\$6,300	2039	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Penthouse Roof</i>								
Modified Bitumen	40%	Now	\$30,200	2031	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over 6th Floor</i>								
Interior								
Floors								
Carpet	1%			2025		3	\$2,800	
Cast in Place Concrete	5%	2-4	\$9,900	LIFE	**	5	\$20,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	0-2	\$9,200	2035	**	5	\$4,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Bathrooms And Toilets</i>								
Granite Panels	5%	2-4	\$8,100	LIFE	**	5	\$7,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Sheet Vinyl/Rubber	4%			2031	**	5	\$11,200	
Vinyl Tile	80%			2031	**	3	\$56,000	

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

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Concrete Masonry Unit	5%	2-4	\$21,600	LIFE	**	5	\$7,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	5%			LIFE	**	5	\$14,300	
Gypsum Board	75%			LIFE	**	5	\$171,700	
Masonry: Brick	10%			LIFE	**			
Wood	5%			LIFE	**	5	\$76,300	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	65%			2039	**	5	\$121,300	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout</i>								
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$35,000	
Masonry: Infill Arch	5%			LIFE	**			
Metal Panel	5%			LIFE	**	5	\$11,700	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2046	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Electrical Services Rated At 4000 Amperes And 3000 Amperes</i>								
<b>Transformers</b>								
Dry Type	100%			2039	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And 6th Floor</i>								
<i>Explanation : (4) 45kva Step-up Transformers For Elevators</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2046	**	5	\$500	
<b>Raceway</b>								
Conduit	100%			2046	**	1		
<b>Panelboards</b>								
Fused Disc Sw	20%			2042	**	5	\$600	
Molded Case Bkrs	80%			2042	**	5	\$2,700	
<b>Wiring</b>								
Thermoplastic	100%			2046	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2039	**	5	\$800	

Ground

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ground</b>								
Grounding Devices Generic	100%			LIFE	**	5	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Located In Steam Room</i>								
<b>Stand-by Power</b>								
Transfer Switches Automatic	100%			2039	**	1	\$38,800	
<b>Generators</b>								
Diesel	100%			2035	**	1	\$48,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 500 Kva Diesel Generator</i>								
<b>Batteries</b>								
Lead/Acid	80%			2020	\$1,200	5	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 6th Floor</i>								
<i>Explanation : Penthouse</i>								
Lead/Acid	20%			2020	\$300	5	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 6th Floor</i>								
<i>Explanation : Load Bank For Testing</i>								
<b>Fuel Storage</b>								
Day Tank	30%			2042	**	5	\$7,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 200 Gallons</i>								
Main Tank	70%			2054	**	5	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2000 Gallons</i>								
<b>Lighting</b>								
Interior Lighting Fluorescent	98%			2031	**	10	\$113,300	
<i>Motion Sensors in Use, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Daylighting Control</i>								
HID	2%			2031	**	10	\$100	
<b>Egress Lighting</b>								
Emergency, Service	50%			2031	**	1		
Exit, LED	50%			2054	**	1		

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Exterior Lighting Fluorescent	100%			2031	**	10	\$11,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior</i>								
<i>Explanation : Photocell Control</i>								
<b>Lightning Protection</b>								
Arresters/Cabling Generic	100%			2054	**	5	\$3,700	
<b>Alarm</b>								
Security System No Component Generic	25%			2031	**	1	\$35,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Cameras And Card Reader Access Control</i>								
<b>Fire/Smoke Detection</b>								
No Component Generic	70%			2034	**	1-3	\$23,300	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Utility Steam	100%			2036	**	1		
<b>Conversion Equipment</b>								
Heat Exchanger, Plate & Frame	90%	Now	\$78,000	2039	**	1	\$50,500	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units - One Needs Immediate Repair</i>								
Pres. Reducing Valve/LP Steam	10%			2035	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Stage</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2042	**	4	\$6,200	
<b>Terminal Devices</b>								
Air Handler	30%			2031	**	1	\$23,400	
Convactor/Radiator	10%			2039	**	1	\$4,100	
Fan Coil Unit/Heat	60%			2031	**	1	\$24,400	

**Air Conditioning**

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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%			2042	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2035	**	1	\$122,700	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Chiller</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Multi Stack Chillers</i>					
Split Unit	10%			2031	**			
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2046	**	4	\$6,200	
Terminal Devices								
Air Handler/Cool/Ht	30%			2031	**	1	\$23,400	
Fan Coil - 4 Pipe	70%			2031	**	1	\$28,500	
Heat Rejection								
Water Cooling Tower	100%	4+	\$45,700	2024	\$457,100	2	\$101,400	
			<i>Damaged, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Roof</i>					
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$70,300	
Exhaust Fans								
Interior	90%			2026	\$385,700	2	\$3,500	
Roof	10%			2026	\$20,000	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	**	1		
HW Heat Exchanger								
Steam Fired	100%			2036	**	4	\$18,700	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2031	**	4	\$2,700	
Pool Filter/Treatment								
Not Accessible	100%							
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location : Playground Area Of Roof</i>					
			<i>Explanation : Fountains</i>					
Backflow Preventer								
Generic	100%			2034	**	1	\$7,700	

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Plumbing	Fixtures							
	Generic	100%						
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilet Rooms</i>								
Vertical Transport	Elevators							
	Geared Traction	80%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 6th Floor</i>								
<i>Explanation : 4 Passenger Units</i>								
	Hydraulic	20%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : 1 Freight</i>								
Fire Suppression	Standpipe							
	Generic	100%			2046		**	1-5 \$63,500
	Sprinkler							
	Generic	100%			2046		**	1-2 \$35,300
	Fire Pump							
	Generic	100%			2035		**	1 \$23,500

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

Print Date : 19-Sep-2018

**ADMIN. FOR CHILDREN'S SERVICES - FY 2019**

**Asset Name** : RICHMOND EARLY LEARNING CENTER  
**Address** : 159 BROADWAY @ HENDERSON AVE.  
**Borough** : STATEN ISLAND      **Agency's Number** : N/A  
**Program / Asset #** : ACS0004.000 / 13414      **Yr Built/Renovated** : 1973 / 2009  
**Area Sq Ft** : 22,752      **Project Type** : CHILDREN'S SERVICES  
**Date of Survey** : 29-May-2018      **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 174      **Lot** : 6      **BIN** : 5004830

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$71,700	
Electrical		\$137,900
Mechanical		\$368,600
<b>Total</b>	<b>\$71,700</b>	<b>\$506,500</b>
Importance Code A	\$71,700	\$96,400
Importance Code B		\$410,200
<b>Total</b>	<b>\$71,700</b>	<b>\$506,500</b>

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$75,900		\$13,700	
Interior Architecture	\$40,400		\$14,300	\$3,900
Electrical	\$1,200	\$600	\$800	\$700
Mechanical	\$56,000	\$2,300	\$4,800	\$2,100
Site Pavements	\$2,900			\$300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$180,300</b>	<b>\$6,900</b>	<b>\$37,600</b>	<b>\$10,900</b>
Importance Code A	\$96,200	\$600	\$15,300	\$600
Importance Code B	\$64,600	\$6,400	\$22,300	\$9,000
Importance Code C	\$19,400			\$1,300
<b>Total</b>	<b>\$180,300</b>	<b>\$6,900</b>	<b>\$37,600</b>	<b>\$10,900</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	**	5	\$8,500	
Concrete Masonry Unit	30%	Now	\$71,700	LIFE	**	5	\$5,300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	67%	Now	\$29,300	LIFE	**	5	\$19,000	
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2045	**	5	\$3,700	
Parapets								
Metal Panel	15%			2049	**	5	\$2,100	
Metal: Cage/Fence	85%			2042	**	5-10	\$23,500	
Roof								
Modified Bitumen	20%	Now	\$13,900	2037	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Play Surface	80%	Now	\$26,500	2034	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Soffits								
Metal Panel	100%			2049	**	5-10		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$5,800	
Ceramic Tile	5%	Now	\$1,300	2038	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Toilets</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Toilets</i>								
Quarry Tile	5%			2042	**	5	\$2,000	
Vinyl Tile	85%	2-4	\$19,600	2034	**	3	\$8,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$2,100	
Concrete Masonry Unit	10%			LIFE	**	5	\$3,300	
Gypsum Board	85%	Now	\$14,800	LIFE	**	5	\$21,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**RICHMOND EARLY LEARNING CENTER**  
**Asset # : 13414**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	100%			2042	**	5	\$26,600	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	80%			2049	**			
Iron Picket	20%			2049	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 75%</i>								
<i>Location : Throughout West Side</i>								
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2042	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	90%	Now	\$800	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal	8%	Now	\$2,000	2049	**	1-3	\$800	
<i>Cracked Weld, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Loose Connections, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Surface Wearing/Scaling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal	2%			2059	**	1-3	\$200	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2029	\$4,900	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 1st Floor</i>								
<i>Explanation : Two 400 Ampere Main Disconnect Switches</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2029	\$99,700	5	\$100	
<b>Raceway</b>								
Conduit	30%			2029	\$16,100	1		
Conduit	70%			2049	**	1		

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Fused Disc Sw	5%			2045	**	5		
Molded Case Bkrs	20%			2028	\$15,300	5	\$100	
Molded Case Bkrs	75%			2045	**	5	\$500	
<b>Wiring</b>								
Thermoplastic	90%			2049	**	1		
Thermoplastic	10%			2029	\$6,800	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2042	**	5	\$200	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$700	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	5%			2034	**	10	\$1,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
Fluorescent	95%			2034	**	10	\$19,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2034	**	10	\$2,700	
Exit, Service	50%			2034	**	1		
<b>Exterior Lighting</b>								
HID	100%			2034	**	10	\$100	
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2034	**	1	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : Intrusion Alarm And CCTV Camera</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$4,200	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Electricity	30%			2049	**	1		
Natural Gas	70%			2049	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	50%			2029	\$25,600	1	\$5,600	
			<i>Other Observation, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 2 Units</i>					
Radiant Heater	25%			2034	**	2	\$2,600	
Radiant Heater	25%	Now	\$19,300	2029	\$96,400	2	\$2,100	
			<i>Damaged, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Throughout, Defective Heating Element</i>					
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2029	\$272,300	2	\$1,400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 2 Units</i>					
Ventilation								
Distribution								
Ductwork/Diffusers	10%	Now	\$20,000	LIFE	**	2-5	\$1,300	
			<i>Inadequate Supply, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
Ductwork/Diffusers	90%			LIFE	**	2-5	\$18,100	
Exhaust Fans								
Roof	100%			2034	**	2	\$700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
Water Heater								
Electric	100%			2027	\$19,200	4	\$100	
Sanitary Piping								
Cast Iron	5%	Now	\$8,000	LIFE	**	1		
			<i>Blockage /Clogged, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Kitchen, Discharge Line From Grease Trap Tends To Become Clogged Due To Poor Pitching Of Line</i>					
Cast Iron	95%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2034	**	4	\$900	
Backflow Preventer								
Generic	100%			2034	**	1	\$1,400	
Fixtures								
Generic	100%							
Vertical Transport								

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE			**
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To The Roof</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression	Sprinkler							
	No Component	10%						
	Generic	90%			2049			**
							1-2	\$5,700
Chemical System	Generic	100%			2027	\$26,700	1-3	\$3,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : The System Yearly Inspection Is Past Due</i>								

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Print Date : 19-Sep-2018

**ADMIN. FOR CHILDREN'S SERVICES - FY 2019**

**Asset Name** : STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER  
**Address** : 333 SECOND STREET BTWN: 4 AVE., 5 AVE.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : ACS0002.000 / 13412 **Yr Built/Renovated** : 2000 /  
**Area Sq Ft** : 11,200 **Project Type** : CHILDREN'S SERVICES  
**Date of Survey** : 06-Jun-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 969 **Lot** : 52 **BIN** : 3346912

<b>CAPITAL</b>	<b>FY 2020 - 2023</b>	<b>FY 2024 - 2029</b>
Exterior Architecture	\$63,400	
Interior Architecture		\$211,400
Electrical		\$43,200
Mechanical		\$120,600
<b>Total</b>	<b>\$63,400</b>	<b>\$375,200</b>
Importance Code A	\$63,400	
Importance Code B		\$375,200
<b>Total</b>	<b>\$63,400</b>	<b>\$375,200</b>

<b>EXPENSE</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Exterior Architecture	\$66,300		\$600	
Interior Architecture	\$43,400		\$600	\$3,200
Electrical	\$600	\$500	\$700	\$500
Mechanical	\$9,100	\$1,000	\$5,200	\$900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$123,300</b>	<b>\$5,400</b>	<b>\$11,000</b>	<b>\$8,500</b>
Importance Code A	\$66,900	\$600	\$1,100	\$600
Importance Code B	\$28,200	\$4,900	\$9,900	\$6,500
Importance Code C	\$28,300			\$1,500
<b>Total</b>	<b>\$123,300</b>	<b>\$5,400</b>	<b>\$11,000</b>	<b>\$8,500</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
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	5%			LIFE	**	5	\$15,800	
Masonry: Brick Cavity	90%	Now	\$34,800	LIFE	**	5	\$18,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Window Sills</i>								
Masonry: Granite	5%			LIFE	**	5	\$1,500	
Windows								
Aluminum	100%			2045	**	5	\$2,900	
Parapets								
Concrete Masonry Unit	85%			LIFE	**	5-10	\$19,500	
Metal Panel	12%			2049	**	5	\$1,900	
Metal: Cage/Fence	3%			2042	**	5-10	\$1,000	
Roof								
Metal Panel	25%	Now	\$5,900	2042	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Room 203</i>								
Modified Bitumen	75%	Now	\$63,400	2034	**			1
<i>Blisters, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Clogged Drain</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 120, 203 And 206</i>								
Soffits								
Alum/Vinyl Siding	100%			2049	**	10		
Interior								
Floors								
Cast in Place Concrete	3%			LIFE	**	5	\$2,100	
Ceramic Tile	5%			2038	**	5	\$800	
Quarry Tile	5%			2042	**	5	\$1,200	
Sheet Vinyl/Rubber	25%	Now	\$6,200	2029	\$123,600	5	\$3,100	
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Public Corridors</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Public Corridors</i>								
Vinyl Tile	62%	2-4	\$4,400	2029	\$87,800	3	\$3,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	10%			2038	**	5	\$3,000	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,200	
Gypsum Board	85%			LIFE	**	5-10	\$42,800	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	73%	Now	\$2,000	2042	**	5	\$6,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 203 And 206</i>								
Exposed Struc: Steel	2%			LIFE	**	10	\$700	
Gypsum Board	25%	0-2	\$800	LIFE	**	5	\$5,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Stair And Library</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%			2064	**			
<b>Free Standing Walls</b>								
Cast in Place Concrete	100%			2064	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2042	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2042	**			
<b>Activity Yard</b>								
Under Construction	100%							

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2049	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 800 Amperes. It Is In Good Condition.</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2049	**	5		
<b>Raceway</b>								
Conduit	100%			2049	**	1		
<b>Panelboards</b>								
Fused Disc Sw	2%			2045	**	5		
Molded Case Bkrs	98%			2045	**	5	\$300	
<b>Wiring</b>								
Thermoplastic	100%			2049	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2042	**	5	\$100	

**Ground**

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Ground								
Grounding Devices Not Accessible	100%							
Lighting								
Interior Lighting Fluorescent	100%			2034	**	10	\$10,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Lighting Fixtures Are Type T-8 Lamps. They Are In Good Condition.</i>								
Egress Lighting Exit, LED	100%			2057	**	1		
Exterior Lighting HID	100%			2029	\$43,200	10		
Alarm								
Security System No Component Generic	70% 30%			2034	**	1	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : The Building Is Provided With An Intrusion Alarm System. It Is In Good Condition.</i>								
Fire/Smoke Detection No Component Generic, Analog	40% 60%			2034	**	1-3	\$4,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : The Fire Alarm System Is In Good Condition.</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source Natural Gas	100%			2049	**	1		
Conversion Equipment Furnace	80%			2029	\$20,200	1	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Roof</i>								
<i>Explanation : 6 External Package Units</i>								
Hot Water Boiler	20%			2034	**	1	\$1,100	
Distribution Hot Wtr Piping/Pump No Component	20% 80%			2037	**	4	\$200	
Terminal Devices Convactor/Radiator No Component	20% 80%			2034	**	1	\$700	
Air Conditioning								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**ADMIN. FOR CHILDREN'S SERVICES - 068**  
**STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER**  
**Asset # : 13412**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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%			2037	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	90%			2029	\$120,600	2	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 6 Package Units, R-22</i>						
Split Unit	10%			2029	\$22,900			
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$18,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,900	
Exhaust Fans								
Roof	90%			2029	\$16,000	2	\$300	
Roof	10%	Now	\$900	2029	\$1,800	2		
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Kitchen Exhaust Not Working</i>						
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2027	\$6,500	2	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2nd Floor</i>						
		<i>Explanation : One 75-gallon, One 4-gallon</i>						
Sanitary Piping								
Cast Iron	98%			LIFE	**	1		
Cast Iron	2%	Now	\$200	LIFE	**	1		
		<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : 1st Floor Ceiling</i>						
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2029	\$2,700	1	\$700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st To 2nd Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Fire Suppression								
Chemical System								
	No Component	95%						
	Generic	5%		2024	\$1,300	1-3	\$200	

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