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

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

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

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
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
Total	\$115,600	\$5,600	\$17,200	\$11,000
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
Total	\$115,600	\$5,600	\$17,200	\$11,000



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

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

Asset #: 13415

rchitecture		Current F	Repair	Futur	e Replacement	M	laintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior	•					<u> </u>		ı
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	\$8,900	
Masonry: Brick Cavity	90%	4+	\$19,600	LIFE	* *	5	\$25,600	
		xtent : Ligh : Through	nt, Area Affected : . out	20%				
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	
			xtent : Moderate, A nding Between 1-2					
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	
	Caulking I	Deteriorate	d, Extent : Modera	ite, Area	Affected : 50%			
	Location	: Coping S	Stones Throughout					
Roof Built-Up (BUR)	40%	4+	\$13,900	2029	\$139,300			
Built of (Bott)	Gravel/Sla	ig Surface,	Extent : Light, Are cond Floor And Pa	a Affecte	ed : 100%			
	Ponding, I		derate, Area Affec					
	Vegetation	Growth, E	Extent : Moderate, of Access Doors Fi					
Metal Panel	25%	Now	\$1,400	2034	* *			
Wear Fairer	Deteriorat	ed Finish,	Extent : Moderate, Roofs Throughout		fected : 35%			
			xtent : Moderate, 1	Area Affe	cted : 10%			
		: Southeas			bove Main Entran	ce. Leak	Into Entry	
Modified Bitumen Single Ply Membrane	33% 2%	Now	\$8,100	2029 2039	\$114,900 * *	10	\$8,300	
		aged Flash : Over Ma	ings, Extent : Mod	erate, Ar	ea Affected : 15%			
		etration, E : Over Ma	xtent : Moderate, A in Stair	Area Affe	ected : 5%			
			Extent : Light, Area	Affected	! : 100%			
		: Over Ma	_					
	Explana	ion : Temp	orary Roof Membi	rane				
Soffits				2042				
Stucco Cement	100%				* *	5		

Interior

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

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

Asset #: 13415

			A3361#. 13	713				
Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								I
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	
			tent : Light, Area A	ffected :	10%			
		: Through						
			xtent : Severe, Ared					
	Location	: 1st Floor	r Classroom - Sout	h Of Mai	in Stair			
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	1.50/			2024	* *	-	0.5,000	
AcousTileConcealSpLn				2034	* *	5	\$5,000	
AcousTileSusp.Lay-In	72%			2034	* *	5	\$19,200	
Exposed Struc: Steel	3%	0.2	¢2.700	LIFE	* *	10	\$1,600	
Gypsum Board	10%	0-2	\$2,700 Extent : Moderate	LIFE		5	\$3,300	
	_	_	Exiem . Moderdie iding Between Floo	-	jjeciea . 10%			
			xtent : Moderate, A		ected · 10%			
			nding Between Floo		cieu . 1070			
Site Enclosure	2000000	. 5.00. 20.	ium, Berneen 1 tee					
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		Now	\$1,900	2042	* *			
			Extent : Moderate,					
			To Front Entrance	•				
			ent : Moderate, Ar					
	Location	: Adjacem	To Front Entrance	e By Tree	e			
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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^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13415

Electrical	Current Repair	Future Repl	acement	Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts		•				
Service Equipment						
Molded Case Bkrs	100%	2039	* *	5	\$500	
	Other Observation, Extent : 1	Light, Area Affected : 100%	<i>o</i>			
	Location : Electrical Room	n o m a	7 . 1			
G	Explanation : No Nameplat	e Katings On The Service S	Switch			
Switchgear / Switchboard Molded Case Bkrs	100%	2039	* *	5	\$500	
Raceway	10070	2039			\$300	
Conduit	100% 4+	\$4,500 2039	* *	1		
Conduit	Covers Missing, Extent: Ligh			1		
	Location : Throughout	, 33				
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	
	Corroded, Extent : Light, Are	ea Affected : 100%				
~	Location : Throughout					
Ground						
Grounding Devices Generic	100%	LIFE	* *	5	\$500	
Generic	Other Observation, Extent : 1			3	\$300	
	Location: Basement	agni, mea nyjeetea : 1007	O			
	Explanation: Water Main					
Lighting						
Interior Lighting						
Fluorescent	60%	2034	* *	10	\$9,800	
	Other Observation, Extent : 1	Light, Area Affected : 100%	ó			
	Location: Throughout The	Building				
	Explanation: T-8 Lamps					
Fluorescent	10%	2034	* *	10	\$1,600	
	Other Observation, Extent : I	Light, Area Affected : 100%	ó			
	Location : Throughout The	-				
	Explanation: Compact Flu	orescent Lamps				
Fluorescent	30% Now	\$6,000 2034	* *			_
	Malfunctioning, Extent : Ligh Location : Throughout	nt, Area Affected : 100%				
Egress Lighting						
Emergency, Battery	50%	2034	* *	10	\$2,100	
Exit, Battery	50%	2034	* *	10	\$600	

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

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

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Asset #: 13415

Electrical		Current Rep	air	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
Fluorescent	20%			2029	\$11,600	10	\$300	
HID	80%	Now	\$5,500	2034	* *			
			nt : Light, Ared	ı Affected	: 100%			
	Location .							
	Explanati	on : Operated	l Via Switch					
Alarm								
Security System								
No Component	80%							
Generic	20%			2029	\$11,000	1	\$1,300	
			nt : Light, Ared	ı Affected	: 100%			
	Location .	: 1st Floor An	nd Hallways					
	Explanati	on : Intrusion	Alarm, 1 Cam	era				
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%	Now	\$3,800	2029	\$37,500	1-3	\$2,000	
	Malfunctioning, Extent: Moderate, Area Affected: 10%							
	Location .	: Throughout						
	Other Obse	ervation, Exte	nt : Moderate,	Area Affe	ected : 100%			
	Location .	: Throughout						
	Explanati	ion : False Ald	arms And Trou	bles On F	Fire Alarm System			

echanical	Current Repair	Futur	e Replacement	M	aintenance			
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
ating								
Energy Source								
Natural Gas	100%	2039	* *	1				
Conversion Equipment								
Furnace	60%	2024	\$24,000	1	\$5,300			
	Other Observation, Extent : Light, Area Affected : 60%							
	Location : Roof							
	Explanation: 6 Roof Mounted Units							
Hot Water Boiler	40%	2027	\$52,300	1	\$3,500			
	Other Observation, Extent : Light, Area Affected : 40%							
	Location: Basement Boiler Room							
	Explanation: 1 Unit							
Distribution								
Hot Wtr Piping/Pump	40% Now \$500	2037	* *	4	\$400			
	Unit Inoperable, Extent : Moderate, Area Affected : 50%							
	Location: 1 Of 2 Pumps Removed							
	Other Observation, Extent : Severe, Area Affected : 5%							
	Location: Boiler Room, Basement							
	Explanation: Hot Water Supply Pum	p Is Not V	Vorking					
No Component	60%	-						

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

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

Asset #: 13415

Mechanical	Current Repair	Future Rep	lacement	М				
System Component Type	% of Fail Date Estimated Cos Total (Years)	St Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating								
Terminal Devices								
Convector/Radiator	40%	2027	\$36,400	1	\$2,300			
No Component	60%							
Air Conditioning								
Energy Source								
Electricity	100%	2037	* *	1				
Conversion Equipment	1000/	2024	#212 600		01 100			
Ext Pkg Unit -	100%	2024	\$212,600	2	\$1,100			
Heating/Cooling		ACC . 1 100	0./					
	Other Observation, Extent: Light, Ar	rea Affectea : 100	%					
	Location: Roof							
D'-4-'14'	Explanation: 6 Units							
Distribution Ductwork/Diffusers	100%	LIEE	* *	2	\$28,000			
	100%	LIFE		2	\$28,900			
Ventilation								
Distribution Ductwork/Diffusers	100% Now \$46,900) LIFE	* *	2-5	\$9,900			
Ductwork/Diffusers	Damaged, Extent : Moderate, Area A			2-3	\$9,900			
	Location: 2nd Floor							
	Other Observation, Extent : Severe, A	Area Affected : 7%	6					
	Location: Throughout	irea rijjeciea . 77	O					
	Explanation : Insulation Damage							
Exhaust Fans	2.4 turianen i Iribinarien 2 amage							
Roof	100%	2024	\$28,200	2	\$500			
Plumbing			+,		4400			
H/C Water Piping								
Brass/Copper	100%	2039	* *	1				
Water Heater								
Gas Fired	100%	2024	\$10,400	2	\$300			
	Other Observation, Extent : Light, Ar	rea Affected : 100						
	Location: Basement							
	Explanation: 150 Gallons For Buil	ding And 75 Gall	ons For Kitc	hen				
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	* *					
	Other Observation, Extent: Light, Ar	rea Affected : 100	%					
	Location: Basement To 2nd Floor							
	Explanation: One Unit							

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.

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

Asset #: 13415

Mechanical	С	urrent Repair	Futur	e Replacement	М	aintenance	
System Component Type		ail Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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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^{**} 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 : BLANCHE COMMUNITY DAY CARE CTR.

Address : 109-60 202ND STREET BTWN: HOLLIS AVE., 111 AVE.

Borough : QUEENS Agency's Number : N/A

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		
Total	\$35,300	\$168,100		
Importance Code A	\$35,300			
Importance Code B		\$168,100		
Total	\$35,300	\$168,100		

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
Total	\$96,200	\$46,800	\$8,900	\$7,500
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			
Total	\$96,200	\$46,800	\$8,900	\$7,500



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

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

Asset #: 13416

Architecture	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls Masonry: Brick	Water Pen	Now etration, Exter : Throughout	\$35,300 nt : Moderate, A	LIFE Area Affe	* * cted : 30%	5	\$22,900	
Metal/Glass Curt Wall	Repairs in Location Caulking I	: Throughout	\$22,800 ent : Moderate, Extent : Modera		* * fected : 20% Affected : 15%	5	\$13,200	
Metal Panel	Broken/Mi	Now ssing Element. : Throughout	\$600 s, Extent : Mod	2046 lerate, Ar	* * rea Affected : 10%	5	\$3,300	
Metal: Cage/Fence	10%			2039	* *	5	\$15,400	
Windows Aluminum		4+ trip Missing, E : Throughout	\$19,100 Extent : Modera	2042 ute, Area	* * Affected : 20%	5	\$4,500	
Parapets								
Concrete Masonry Unit	50%			LIFE	* *	5	\$2,600	
Masonry: Brick	45%			LIFE	* *	5	\$2,000	
Metal: Cage/Fence		4+ Rusting, Exter : Throughout	\$500 nt : Moderate, 1	2031 Area Affe	* * cted : 20%	5	\$700	
Roof Metal Panel		tallation, Exte	nt : Light, Area	2046 a Affected	* *	10	\$3,000	
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	Cracking/0	Now Crumbling, Ex : Throughout	\$16,400 tent : Moderate	2031 e, Area Aj	* * ffected : 10%	3	\$7,100	
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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^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13416

Electrical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2046	* *	5	\$100	
	Other Observation, Extent : Moderate,	Area Affected	d: 100%			
	Location : Electrical Room					
	Explanation : One 800 Amperes Main	Disconnect	Switch			
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	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	
Lighting						
Interior Lighting						
Fluorescent	95%	2031	* *	10	\$14,400	
	Other Observation, Extent : Light, Area	Affected: 10	00%			
	Location: Throughout The Building					
	Explanation: T-8 Lamps					
Fluorescent	5%	2031	* *	10	\$800	
	Compact Fluorescent Light, Extent : Me	oderate, Area	a Affected : 100	0%		
	Location: Lobby And Hallway					
Egress Lighting						
Emergency, Battery	50%	2031	* *	10	\$2,000	
Exit, Service	50%	2031	* *	1		
Exterior Lighting						
HID	100%	2031	* *	10	\$100	
Alarm						
Security System	500 /					
No Component	70%	2021	ماء ماء		# 1 000	
Generic	30%	2031	* *	1	\$1,900	
Fire/Smoke Detection	500 /					
No Component	70%	2021	ماء ماء	1.2	02.100	
Generic, Digital	30%	2031	* *	1-3	\$3,100	

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

Heating

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

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

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

Asset #: 13416

Mechanical		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	Sstimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2046	* *	1		
Conversion Equipment	7 00/			2020	* *		0.4.1.0.0	
Hot Water Boiler	50%	E.	. T . 1 . A	2039		1	\$4,100	
		ervanon, Ext : Basement	ent : Light, Area	Ајјестеа	: 100%			
		: ваѕетепі ion : One Un	:.					
N. C.	50%	ion . One On	ii —					
No Component		arvation Ext	ent : Light, Area	Affactad	. 00%			
	Location		eni : Ligni, Ared	Ајјестеа	. 0%			
		=	ant Accounted F	For Unda	· The Cooling Sect	ion Of T	his Panart	
Distribution	Ехріанаі	ion . Equipm	ені Ассоиней І	or Onaer	The Cooling Seci	ion Oj 11	из кероп	
Hot Wtr Piping/Pump	100%			2042	* *	4	\$800	
Terminal Devices	10070			2012			φοσσ	
Convector/Radiator	50%			2039	* *	1	\$2,700	
No Component	50%						, ,,,,,,	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Ext Pkg Unit -	15%	0-2	\$29,700	2036	* *	2	\$100	
Heating/Cooling	14.10		36.7 . 4	A CC .	1 1000/			
	-	-	: Moderate, Are					
		: K00j, 1 Oj	6 Defective Pac					
Ext Pkg Unit -	85%			2026	\$168,100	2	\$900	
Heating/Cooling								
Ventilation Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,200	
Exhaust Fans	10070			LIFE		2-3	\$9,200	
Roof	100%			2026	\$26,200	2	\$500	
Plumbing	10070			2020	Ψ20,200		Ψ200	
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	
			ent : Light, Area	Affected	: 100%			
		: Boiler Room						
	Expianat	ion : Pumps I	Require Mainter	шпсе				

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

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

Asset #: 13416

Mechanical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estima	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Backflow Preventer						
No Component	80%					
Generic	20%	2031	* *	1	\$200	
	Other Observation, Extent : L	ight, Area Affected : 20%				
	Location: Boiler Room					
	Explanation : Boiler And He	ot Water Heater Only				
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : L	ight, Area Affected : 100%				
	Location : Serves All Floors					
	Explanation: One Unit					
Fire Suppression						
Sprinkler						
No Component	90%					
Generic	10%	2046	* *	1-2	\$500	

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

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
Total	\$169,900	\$81,600
Importance Code A	\$102,800	
Importance Code B	\$67,100	\$81,600
Total	\$169 900	\$81,600

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
Total	\$24,200	\$1,600	\$1,800	\$5,500
Importance Code A	\$21,700	\$200	\$200	\$1,600
Importance Code B	\$2,400	\$1,400	\$1,600	\$3,900
Importance Code C				
Total	\$24,200	\$1,600	\$1,800	\$5,500



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

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

Asset #: 54

Exterior Exterior Walls Masonry: Brick Slate Panels Windows Aluminum Metal/Detention Type Exterior Metal/Detention Type Exterior Exterior Exterior Walls Masonry: Brick 98% Now \$102,800 Corrosion/Rusting, Extent: Moderate Location: Window Lintels Diagonal Cracks, Extent: Moderate, Location: Fire Escape Jnt Mortar Miss/Erod, Extent: Mode Location: Window Sills Jnt Mortar Miss/Erod, Extent: Mode Location: Window Sills Windows Aluminum 70% 0-2 \$1,400 Air Infiltration, Extent: Moderate, A Location: Fire Escape Recent Repair Evident, Extent: Ligh Location: Fire Escape, Window For 30% Parapets Masonry: Brick Metal Panel S% Roof Modified Bitumen 100% Now \$2,000 Drains Clogged, Extent: Severe, Are Location: East Roof Drain Ponding, Extent: Severe, Area Affect	FY O LIFE e, Area Affected: Area Affected: rate, Area Affected O LIFE evere, Area Affecte rate, Area Affecte rate, Area Affected: 5% t, Area Affected: ammed 2038	** ted: 25% ** ted: 25% ed: 50%	5 5 5 5	\$16,700 \$300 \$800	Priority	
Exterior Walls Masonry: Brick 98% Now \$102,800 Corrosion/Rusting, Extent: Moderat Location: Window Lintels Diagonal Cracks, Extent: Moderate, Location: Fire Escpae Int Mortar Miss/Erod, Extent: Mode Location: Window Sills Broken/Missing Elements, Extent: So Location: Window Sills Jnt Mortar Miss/Erod, Extent: Mode Location: Window Sills Windows Aluminum 70% 0-2 \$1,400 Air Infiltration, Extent: Moderate, A Location: Fire Escape Recent Repair Evident, Extent: Ligh Location: Fire Escape, Window Fo Metal/Detention Type Metal/Detention Type Parapets Masonry: Brick Metal Panel 70% Now \$2,000 Drains Clogged, Extent: Severe, Are Location: East Roof Drain Ponding, Extent: Severe, Area Affect	e, Area Affected: Area Affected: Tate, Area Affected: Description LIFE Evere, Area Affecter Tate, Area Affected: Description Tate Affected: T	** ted: 25% ** ted: 25% ed: 50% **	5	\$300		
Masonry: Brick 98% Now \$102,800 Corrosion/Rusting, Extent : Moderate Location : Window Lintels Diagonal Cracks, Extent : Moderate Location : Fire Escape Jnt Mortar Miss/Erod, Extent : Mode Location : Throughout 2% Now \$18,200 Broken/Missing Elements, Extent : So Location : Window Sills Jnt Mortar Miss/Erod, Extent : Mode Location : Window Sills Windows Aluminum 70% 0-2 \$1,400 Air Infiltration, Extent : Moderate, A Location : Fire Escape Recent Repair Evident, Extent : Ligh Location : Fire Escape, Window Fo 30% Metal/Detention Type 30% Parapets 95% Metal Panel 5% Roof Modified Bitumen 100% Now \$2,000 Drains Clogged, Extent : Severe, Area Location : East Roof Drain Ponding, Extent : Severe, Area Affect	e, Area Affected: Area Affected: Tate, Area Affected: Description LIFE Evere, Area Affecter Tate, Area Affected: Description Tate Affected: T	** ted: 25% ** ted: 25% ed: 50% **	5	\$300		
Corrosion/Rusting, Extent: Moderate Location: Window Lintels Diagonal Cracks, Extent: Moderate, Location: Fire Escape Int Mortar Miss/Erod, Extent: Mode Location: Throughout Slate Panels Slate Panels 2% Now \$18,200 Broken/Missing Elements, Extent: So Location: Window Sills Int Mortar Miss/Erod, Extent: Mode Location: Window Sills Windows Aluminum 70% 0-2 \$1,400 Air Infiltration, Extent: Moderate, A Location: Fire Escape Recent Repair Evident, Extent: Ligh Location: Fire Escape, Window Fo Metal/Detention Type Metal/Detention Type Parapets Masonry: Brick Metal Panel 5% Roof Modified Bitumen 100% Now \$2,000 Drains Clogged, Extent: Severe, Area Location: East Roof Drain Ponding, Extent: Severe, Area Affect	e, Area Affected: Area Affected: Tate, Area Affected: LIFE Evere, Area Affecte 2044 Trea Affected: 5% The Area Affected: The Area Affected: The Area Affected: 5% The Area Affec	** ted: 25% ** ted: 25% ed: 50% **	5	\$300		
Slate Panels 2% Now \$18,200 Broken/Missing Elements, Extent: So Location: Window Sills Jnt Mortar Miss/Erod, Extent: Mode Location: Window Sills Windows Aluminum 70% 0-2 \$1,400 Air Infiltration, Extent: Moderate, A Location: Fire Escape Recent Repair Evident, Extent: Ligh Location: Fire Escape, Window Fo 30% Parapets Masonry: Brick Metal Panel Roof Modified Bitumen 100% Now \$2,000 Drains Clogged, Extent: Severe, Area Location: East Roof Drain Ponding, Extent: Severe, Area Affect	D LIFE evere, Area Affect rate, Area Affect D 2044 rea Affected: 5% Area Affected: Damed 2038	** ted: 25% ed: 50% ** 5%	5	\$800		
Broken/Missing Elements, Extent: So Location: Window Sills Jnt Mortar Miss/Erod, Extent: Mode Location: Window Sills Windows Aluminum 70% 0-2 \$1,400 Air Infiltration, Extent: Moderate, A Location: Fire Escape Recent Repair Evident, Extent: Ligh Location: Fire Escape, Window Formula Solution Window Formula Solution Solution Metal/Detention Type Metal/Detention Type Parapets Masonry: Brick Metal Panel 5% Roof Modified Bitumen 100% Now \$2,000 Drains Clogged, Extent: Severe, Area Location: East Roof Drain Ponding, Extent: Severe, Area Affect	evere, Area Affect rate, Area Affect 2044 rea Affected : 5% t, Area Affected : 2038	** ** 5%	5	\$800		
Windows Aluminum 70% 0-2 \$1,400 Air Infiltration, Extent: Moderate, A Location: Fire Escape Recent Repair Evident, Extent: Ligh Location: Fire Escape, Window Form 30% Parapets Masonry: Brick Metal Panel 70% 0-2 \$1,400 Air Infiltration, Extent: Moderate, A Location: Fire Escape 80% 80% 80% 80% 80% 80% 80% 80% 80% 80%	rea Affected : 5% t, Area Affected : pamed 2038	5%				
Aluminum 70% 0-2 \$1,400 Air Infiltration, Extent : Moderate, A Location : Fire Escape Recent Repair Evident, Extent : Ligh Location : Fire Escape, Window Form 30% Parapets Masonry: Brick Metal Panel 70% 0-2 \$1,400 Air Infiltration, Extent : Moderate, A Location : Fire Escape 80% Parapets Masonry: Brick Metal Panel 5% Roof Modified Bitumen 100% Now \$2,000 Drains Clogged, Extent : Severe, Area Location : East Roof Drain Ponding, Extent : Severe, Area Affect	rea Affected : 5% t, Area Affected : pamed 2038	5%				
Location: Fire Escape Recent Repair Evident, Extent: Ligh Location: Fire Escape, Window Form Metal/Detention Type Metal/Detention Type 30% Parapets Masonry: Brick Metal Panel 5% Roof Modified Bitumen 100% Now \$2,000 Drains Clogged, Extent: Severe, Are Location: East Roof Drain Ponding, Extent: Severe, Area Affect	t, Area Affected : vamed 2038	5%	5			
Parapets Masonry: Brick Metal Panel Solution Modified Bitumen 100% Now Drains Clogged, Extent: Severe, Are Location: East Roof Drain Ponding, Extent: Severe, Area Affect		* *	5			
Masonry: Brick Metal Panel Solution Modified Bitumen 100% Now \$2,000 Drains Clogged, Extent: Severe, Are Location: East Roof Drain Ponding, Extent: Severe, Area Affect			-	\$2,500		
Metal Panel 5% Roof Modified Bitumen 100% Now \$2,000 Drains Clogged, Extent: Severe, Are Location: East Roof Drain Ponding, Extent: Severe, Area Affect						
Roof Modified Bitumen 100% Now \$2,000 Drains Clogged, Extent: Severe, Are Location: East Roof Drain Ponding, Extent: Severe, Area Affect	LIFE	* *	5	\$1,600		
Modified Bitumen 100% Now \$2,000 Drains Clogged, Extent: Severe, Are Location: East Roof Drain Ponding, Extent: Severe, Area Affect	2038	* *	5	\$300		
Ponding, Extent : Severe, Area Affec		* *			1	
Location: East Roof Drain	ed : 30%					
terior						
Floors	TTP	als als	_	***		
	5% LIFE ** 5 \$800 Cracking/Crumbling, Extent : Moderate, Area Affected : 2% Location : Boiler Room					
Ceramic Tile 5%	2041	* *	5	\$400		
Vinyl Tile 90%	2036	* *	3	\$2,600		
Cracking/Crumbling, Extent : Moder Location : Throughout		d : 10%				
Worn/Eroded, Extent : Moderate, Ar Location : Throughout	ea Affected : 2%					
Interior Walls	LIFE	* *	5	\$2.400		
Concrete Masonry Unit 70% Plaster 30%	1 1 1 1 1 1		5 5	\$3,400 \$1,100		

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

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

Asset #: 54

Architecture	Cu	rrent Repair		Futur	e Replacement	M	aintenance	
System Component Type		l Date Estin ears)	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Plaster	100% 0	-2	\$2,000	LIFE	* *	5	\$4,800	
	Cracking/Crun	nbling, Exten	t : Moderate	, Area Aj	fected : 1%			
	Location : Bo	asement						
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	60%			2048	* *			
Masonry: Brick	40%			2038	* *			
Site Pavements								
On-Site Walkways								
Asphalt	100%			2031	* *			

Electrical	Current Repair	Futur	e Replacement	М	aintenance					
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Under 600 Volts										
Service Equipment										
Fused Disc Sw	100%	2038	* *	5						
	Other Observation, Extent	Other Observation, Extent: Light, Area Affected: 100%								
	Location : Electrical Roo	m								
	Explanation: One 400 Ar	npere Main Disconne	ect Switch							
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						
Ground										
Grounding Devices										
Generic	100%	LIFE	* *	5	\$100					
Lighting										
Interior Lighting										
Fluorescent	100%	2023	\$67,100	10	\$3,700					
	T-12 Lamps And Fixtures,	Extent : Light, Area A	ffected : 100%		. ,					
	Location : Throughout									
Egress Lighting										
Emergency, Battery	50%	2028	\$2,800	10	\$500					
Exit, Battery	50%	2028	\$2,300	10	\$100					

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

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

Asset #: 54

Electrical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Exterior Lighting						
HID	20%	2033	* *	10		
	Other Observation, Extent: Light,	Area Affected : 100	%			
	Location: Throughout					
	Explanation: Controlled Via Pho	otocell				
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	

Mechanical	С	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2038	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2033	* *	1	\$2,000	
	Other Observ	ation, Extent : Light, Area	Affected	! : 100%			
	Location : E	Basement					
	Explanation	: 1 Gas Fired Modular He	ot Water	Boiler			
Distribution							
Hot Wtr Piping/Pump	100%		2036	* *	4	\$300	
Terminal Devices							
Convector/Radiator	100%		2033	* *	1	\$1,300	
ir Conditioning							
Energy Source							
Electricity	100%		2036	* *	1		
Conversion Equipment							
Split Unit	100%		2028	\$81,600			
•	Other Observ	ation, Extent : Light, Area	Affected				
		Basement, 1st And 2nd Floo					
	-	: 3 Condensers On The Roing Insulation Roof.	oof. 3 Ai	r Handling Units I	n Each F	loor. Refrigerant	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2	\$5,200	

Ventilation

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

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

Asset #: 54

Mechanical	Current Repair	Future Rep	olacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Exhaust Fans						
Wall Unit	10%	2028	\$100	2		
	Other Observation, Extent : Lig					
	Location : 1st Floor Kitchen A	And 2nd Floor Bathroo	m			
	Explanation : Exhaust Fan Lo	ocated Only In 1st Floo	r Kitchen An	d 2nd Flo	oor Bathroom	
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	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
	Other Observation, Extent: Mo	derate, Area Affected .	: 100%			
	Location: Roof					
	Explanation: Roof Drain Clo	gged.				
Fixtures		-				
Generic	100%					
Fire Suppression						
Sprinkler						
No Component	90%					
Generic	10%	2038	* *	1-2	\$100	
	No Backflow Preventer, Extent	: Moderate, Area Affec	cted : 100%			
	Location : Basement	55				

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.

Page: 18

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

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

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

Total \$550,000 \$135,000

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



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

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

Asset #: 1947

rchitecture		Current	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	\$11,700	
Masonry: Brick	92%	Now	\$44,000	LIFE	* *	5	\$71,500	
			tent : Moderate, Ar			G1 111	D (
			oom Chimney, Livi			ng Skills	Roof	
			d, Extent : Moderat	e, Area 1	Affected: 5%			
		: Boiler R	oom Chimney					
Masonry: Limestone	2%			LIFE	* *	5	\$1,200	
Stucco Cement	3%	2-4	\$1,400	2041	* *	5	\$2,900	
	Broken/Mi Location	_	nents, Extent : Mod	erate, Ar	ea Affected : 1%			
Windows								
Aluminum	100%			2044	* *	5	\$1,600	
Parapets								
Masonry: Brick	95%	0-2	\$9,900	LIFE	* *	5	\$8,400	
			tent : Moderate, Ar	ea Affec	ted : 10%			
		: Through						
			oderate, Area Affect	ed : 5%				
	Location	: Through	nout					
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	* *			
			0amage, Extent : Se	vere, Are	ea Affected : 25%			
	Location	: Living S	kills Roof					
Skylight, Metal/Glass	5%			2048	* *	10	\$13,300	
Soffits								
Cast in Place Concrete	100%	2-4	\$200	LIFE	* *	5	\$900	
			tent : Light, Area A	ffected :	5%			
	Location	: Living S	kills Room					

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.

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

Asset #: 1947

Total (Years) FY	Architecture	Currer	t Repair	Futur	re Replacement	М	aintenance	
Cast in Place Concrete 5% LIFE ** 5 \$6,100	Component				Estimated Cost		Estimated Cost	Priority
Cast in Place Concrete 59%								
Ceramic Tile						_	****	
Sheet Vinyl/Rubber	Cast in Place Concrete	Cracking/Crumblin	_			5	\$6,100	
Sheet Vinyl/Rubber	Ceramic Tile	5%		2037	* *	5	\$2,800	
Slate 5%	Quarry Tile	Cracking/Crumblin	ng, Extent : Moderate			5	\$6,300	
Vinyl Tile	Sheet Vinyl/Rubber	Worn/Eroded, Exte	ent : Moderate, Area			5	\$16,800	
Vinyl Tile	Slate	5%		LIFE	* *	5	\$3,000	
Norn/Eroded, Extent : Moderate, Area Affected : 5% Location : Throughout					* *			
Ceramic Tile		Worn/Eroded, Exte			: 5%	-	40,000	
Concrete Masonry Unit 5% Now \$5,500 LIFE ** * 5 \$1,000								
Diagonal Cracks, Extent: Moderate, Area Affected: 20% Location: Water Main Room Horizontal Cracks, Extent: Moderate, Area Affected: 20% Location: Water Main Room				2037	* *	5		
Cocation : Water Main Room 35%	Concrete Masonry Unit	Diagonal Cracks, I	Extent : Moderate, A			5	\$1,000	
A				Area Affe	ected : 20%			
Water Penetration, Extent: Moderate, Area Affected: 2% Location: Living Skills Room, Mold Metal Panel 10% LIFE ** Ceilings AcousTileSusp.Lay-In 12% 0-2 \$700 2041 ** 5 \$2,200 Water Penetration, Extent: Moderate, Area Affected: 2% Location: Living Skills Room Exposed Concrete 5% Now \$1,200 LIFE ** 5 \$300 Cracking/Crumbling, Extent: Severe, Area Affected: 5% Location: Water Meter Room Diagonal Cracks, Extent: Severe, Area Affected: 5% Location: Water Meter Room Exposed Struc: Steel Gypsum Board 40% Now \$3,100 LIFE ** 5 \$18,600	Fiberglass Panel	35%		LIFE	* *			
Ceilings AcousTileSusp.Lay-In 12% 0-2 \$700 2041 ** 5 \$2,200 Water Penetration, Extent: Moderate, Area Affected: 2% Location: Living Skills Room Exposed Concrete 5% Now \$1,200 LIFE ** 5 \$300 Cracking/Crumbling, Extent: Severe, Area Affected: 5% Location: Water Meter Room Diagonal Cracks, Extent: Severe, Area Affected: 5% Location: Water Meter Room Exposed Struc: Steel 3% LIFE ** Gypsum Board 40% Now \$3,100 LIFE ** 5	Gypsum Board	Water Penetration,	Extent : Moderate, A			5	\$13,100	
AcousTileSusp.Lay-In 12% 0-2 \$700 2041 ** 5 \$2,200 Water Penetration, Extent: Moderate, Area Affected: 2% Location: Living Skills Room ** 5 \$300 Cracking/Crumbling, Extent: Severe, Area Affected: 5% Location: Water Meter Room Diagonal Cracks, Extent: Severe, Area Affected: 5% Location: Water Meter Room Exposed Struc: Steel 3% LIFE ** Gypsum Board 40% Now \$3,100 LIFE ** 5 \$18,600	Metal Panel	10%		LIFE	* *			
Water Penetration, Extent: Moderate, Area Affected: 2% Location: Living Skills Room Exposed Concrete 5% Now \$1,200 LIFE ** 5 \$300 Cracking/Crumbling, Extent: Severe, Area Affected: 5% Location: Water Meter Room Diagonal Cracks, Extent: Severe, Area Affected: 5% Location: Water Meter Room Exposed Struc: Steel Gypsum Board Value Penetration, Extent: Moderate, Area Affected: 2% Location: LIFE ** 5 \$18,600	Ceilings							
Cracking/Crumbling, Extent: Severe, Area Affected: 5% Location: Water Meter Room Diagonal Cracks, Extent: Severe, Area Affected: 5% Location: Water Meter Room Exposed Struc: Steel 3% LIFE ** Gypsum Board 40% Now \$3,100 LIFE ** 5 \$18,600	AcousTileSusp.Lay-In	Water Penetration,	Extent : Moderate, A			5	\$2,200	
Location : Water Meter Room Exposed Struc: Steel 3% LIFE ** Gypsum Board 40% Now \$3,100 LIFE ** 5 \$18,600	Exposed Concrete	Cracking/Crumblin Location : Water	ng, Extent : Severe, A Meter Room	rea Affeo	cted : 5%	5	\$300	
Exposed Struc: Steel 3% LIFE ** Gypsum Board 40% Now \$3,100 LIFE ** 5 \$18,600		=		тујестеи	. 5/0			
Gypsum Board 40% Now \$3,100 LIFE ** 5 \$18,600	Exposed Struct Steel			LIFF	* *			
Water Penetration, Extent : Moderate, Area Affected : 2% Location : Living Skills Room	-	40% Now Water Penetration,	Extent : Moderate, A	LIFE		5	\$18,600	
Metal Panel 10% LIFE ** 5 \$4,600	Metal Panal			LIEE	* *	5	\$4,600	
Plaster 30% LIFE ** 5 \$7,000							•	

Site Enclosure

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

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

Asset #: 1947

Architecture	Current R	epair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ite Enclosure							
Fence/Gates	70/ NI	#200	2040	* *			
Chain Link	5% Now	\$200	2048				
	Broken/Missing Eleme Location : Basketbal			а Ајјестеа : 50%			
I D' 1 4	-		•	* *			
Iron Picket	95% 2-4 Corrosion/Rusting, Ex	\$25,300	2063				
	Location : Througho		ч гей Аујес	iea . 2570			
	Deteriorated Finish, E		Area Affe	cted : 50%			
	Location: Througho		11.00.11990	0.000.00			
Free Standing Walls							
Masonry: Brick	100% Now	\$4,500	2038	* *			
•	Cracking/Crumbling,	Extent : Moderate	e, Area Aff	ected : 15%			
	Location : Along Dr	iveway					
Retaining Walls							
Cast in Place Concrete	40%		2048	* *			
	Cracking/Crumbling, Location: South Wa		e, Area Aff	ected : 5%			
D:1	-		2020	* *			
Masonry: Brick	50% Now	\$55,800	2038				
	Cracking/Crumbling, Location: Along Dr		e, Area Ajj	eciea : 20%			
	Int Mortar Miss/Erod,		te. Area Ai	ffected : 20%			
	Location : Along Dr		, , , , , , , , , , , , , , , , , , , ,	<i>yeerea</i> : 2 0,0			
	Loose Units, Extent : I	-	ffected : 2	0%			
	Location : Along Dr	-					
Masonry: Fieldstone	10%		2038	* *			
ite Pavements							
On-Site Walkways							
Cast in Place Concrete	5% Now	\$100	2048	**			
	Cracking/Crumbling, Location: West Face		e, Area Aff	ected : 10%			
D (G)			2027	* *			
Pavers/Stone	95% Now	\$10,900	2037				
	Cracking/Crumbling, Location: Front Ent						
Parking/Driveway	Location . From Ent	rance west side () maikwa	· <i>y</i>			
Asphalt	100%		2031	* *			
	Cracking/Crumbling,	Extent : Light, Ar		d : 25%			
	Location : Througou		55				
Activity Yard							
Asphalt	100%		2031	* *			
1	Cracking/Crumbling,		ea Affecteo	d : 25%			
	Location: Througho						
	Other Observation, Ex		Affected :	5%			
	Location: Througou						
	Explanation: Plant	Growth					

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

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

Asset #: 1947

Electrical	Current Repair	Future Replacement	N	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated Co FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Service Equipment Fused Disc Sw	100%	2048 *	* 5	\$200	
rused Disc Sw	Other Observation, Extent : Light, A		. 3	\$200	
	Location : Electrical Room	rea Ajjeciea . 100/0			
	Explanation: One 3000 Ampere M	Jain Disconnect Switch			
Switchgear / Switchboard					
Fused Disc Sw	90%	2048 *	* 5	\$100	
Molded Case Bkrs	10%	2048 *	* 5	\$100	
Raceway					
Conduit	100%	2048 *	* 1		
Panelboards					
Fused Disc Sw	10%	2044	* 5	\$100	
Molded Case Bkrs	90%	2044 *	* 5	\$900	
Wiring					
Thermoplastic	100%	2048 *	* 1		
Motor Controllers	1000/	20/11 *	. .	Ф200	
Locally Mounted	100%	2041 *	* 5	\$300	
Ground					
Grounding Devices Generic	100%	LIFE *	* 5	\$600	
Stand-by Power	10076	LIFE		\$000	
Transfer Switches					
Automatic	100%	2041 *	* 1	\$11,500	
1 1000011111111	Other Observation, Extent : Light, A		-	ψ11,e 0 0	
	Location : 1st Floor				
	Explanation: Three Transfer Switch	ches Observed			
Generators					
Diesel	100%	2037 *	* 1	\$14,500	
	Other Observation, Extent: Modera	te, Area Affected : 100%			
	Location: Outside The Building				
	Explanation: One 100 Kilowatt				
Batteries Lead/Acid	100%	2022 01.50	.0 5	¢1 400	
	100%	2022 \$1,50	0 5	\$1,400	
Fuel Storage Day Tank	100%	2044 *	* 5	\$7,000	
Day Talik	Other Observation, Extent : Light, A		3	\$7,000	
	Location : Outside				
	Explanation: One 275 Gallon Tank	k			
Lighting	•				
Interior Lighting					
Fluorescent	95%	2033	* 10	\$32,700	
	T-8 Lamps And Fixtures, Extent : Lig Location : Throughout	ght, Area Affected : 100%			
Incandescent	5%	2023 \$31,40	0 2		
meandescent	Other Observation, Extent : Light, A		.0 2		
	Location: 1st Floor Lobby	JJ			
	Explanation: Downlights				

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

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

Asset #: 1947

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Egress Lighting							
Emergency, Service	60%		2033	* *	1		
Exit, Service	40%		2033	* *	1		
Exterior Lighting							
HID	20%		2033	* *	10		
	Other Observation, I	Extent : Light, Area	Affected	! : 100%			
	Location: Roof						
	Explanation: Cont	rolled Via Photocel	l				
No Component	80%						
Lightning Protection							
Arresters/Cabling							
Generic	100%		2031	* *	5	\$1,100	
Alarm							
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	
	Other Observation, I	Extent : Light, Area	Affected	! : 100%			
	Location : Hallway	'S					
	Explanation: Strol	pe Lights, Smoke De	etector, A	Alarm Bells, Horn	And Mar	ıual Pull Station	

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	10%	2048	* *	1		
Natural Gas	2%	2048	* *	1		
No Component	88%					
Conversion Equipment						
Furnace	2%	2033	* *	1	\$400	
	Other Observation, Extent: Light, Area Location: Lower Roof Explanation: 1 Unit Serving Basic Li					
Radiant Heater	10%	2028	\$63,500	2	\$1,700	
2000.000	Other Observation, Extent : Light, Area Location : Stairways Explanation : 11 Electric Radiants			_	Ψ1,700	
No Component	88%					
Distribution						
Ductwork/Diffusers	2%	LIFE	* *	2-5	\$400	
No Component	98%			_	4	

Air Conditioning

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

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

Asset #: 1947

Mechanical		Current I	Repair	Futur	re Replacement	M	aintenance	
System	0/ 0			1				ъ.
Component	% of Total	(Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Type								
Air Conditioning Energy Source								
Electricity	50%			2044	* *	1		
Natural Gas	50%			2048	* *	1		
Conversion Equipment	2070							
Ext Pkg Unit - Heating/Cooling	73%			2033	* *	2	\$1,700	
	Other Obs Location		Extent : Light, Area	Affectea	l : 100%			
	Explana	tion : 8 Roc	of Top Package Un	its				
Ext Pkg Unit - Heating/Cooling	25%	Now	\$112,100	2038	* *	2	\$500	
	Other Obs	servation, E	Extent : Moderate, 1	Area Affe	ected : 100%			
	Location	ı : Upper R	oof					
	Explana	tion : Unit .	2 And 6 Compresse	ors Not V	Working.			
Split Unit	1%			2028	\$7,600			
Window/Wall Unit	1%			2023	\$700	1		
Distribution								
Ductwork/Diffusers	98%			LIFE	* *	2	\$47,800	
Ductwork/Diffusers		Now	\$400	LIFE	* *	2	\$1,000	
		eriorating, 1 : Upper R	Extent : Light, Are	a Affecte	ed : 100%			
Ventilation	Locuiton	і. Орреі К	00)					
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$20,900	
Exhaust Fans							4-0,200	
Roof	98%			2033	* *	2	\$1,100	
Roof		Now		2038	* *	2	. ,	
	Unit Inope	erable, Exte	ent : Light, Area Aj	fected : .	100%			
		i : Upper R						
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	* *	1		
Water Heater								
Gas Fired	100%			2026	\$21,900	2	\$500	
			Extent : Light, Area	Affectea	l : 100%			
		: Basemen						
G P	Explana	tion : 3 Uni	its					
Sanitary Piping	100%			HEE	* *	1		
Cast Iron	100%			LIFE		1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Backflow Preventer	100%			LIFE		1		
Generic	100%			2033	* *	1	\$2,300	
Fixtures	100%			2033	•	1	\$2,300	
Generic	100%							
V. A. T. T. W. W. A.	10070							

Vertical Transport

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

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

Asset #: 1947

Mechanical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year E FY	Sstimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	

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.

Page: 26

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

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	\$54,400	
Electrical		\$109,400
Mechanical		\$81,600
Total	\$54,400	\$191,000
Importance Code A	\$54,400	
Importance Code B		\$191,000
Total	\$54,400	\$191,000

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



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

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

Asset #: 30

chitecture	Current Re	pair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Exterior Walls					_		
Masonry: Brick	98% Now Corrosion/Rusting, Ext Location: Window Li		LIFE Area Affe	* * cted : 10%	5	\$8,800	
	Diagonal Cracks, Exter Location : Throughou		Affected	: 10%			
	Horizontal Cracks, Ext Location : Window Li						
	Int Mortar Miss/Erod, Location: Throughou	ıt					
	Misaligned/Bulging, Ex Location : North Face	ade	ea Affect				
Slate Panels	2% Now Broken/Missing Elemen Location: Window Si Jnt Mortar Miss/Erod,	ills			5	\$100	
	Location : Window Si		c, mca r	ijjecica i 5070			
	Spalling, Extent : Mode Location : Window Si	erate, Area Affect	ed : 25%	ó			
Windows							
Aluminum	70% 0-2 Glazing Broken/Cracke Location : East Facae		2044 rate, Are	* * ea Affected : 2%	5	\$500	
	Vandalism, Extent : Se Location : Fire Escap			mes			
	Other Observation, Ext Location: North Fact	ade		ected : 2%			
16 10 1 E	Explanation: Boarde	d Lower Half Of		4. 4.			
Metal/Detention Type	30%		2038	* *	5	\$1,400	
Parapets Masonry: Brick	95% Vegetation Growth, Ex.	tent · Light Area	LIFE	**	5	\$900	
	Location : South	или . Ендин, Агей	лујестеи	. 20/0			
Metal Panel	5%		2048	* *	5	\$200	
Roof							
Modified Bitumen	100% Ponding, Extent: Mode Location: East	erate, Area Affec	2036 ted : 20%	* *	10	\$3,600	

Interior

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

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

Asset #: 30

Current Repair		Future Replacement		M				
% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
5%		LIFE	* *	5	\$700			
Cracking/Crumbling, Ex	tent : Moderate	, Area Aj	ffected : 2%					
Location : Boiler Room	n							
5%		2037	* *	5	\$300			
90% Now	\$1,000	2036	* *	3	\$2,300			
Cracking/Crumbling, Extent: Moderate, Area Affected: 1%								
Location: Basement								
Worn/Eroded, Extent: Light, Area Affected: 25%								
Location: Throughout								
				5	·			
					· ·			
					·			
10%		LIFE	* *	5	\$300			
- 00/ 37				_	4.000			
				5	\$2,900			
	Апа Базетет С				Ø1 200			
30%		LIFE	* * *	5	\$1,300			
100%		2049	* *					
	tont · Light Ar							
	.c Ligiii, Are	a rijjech	.a. 10/0					
Location . West								
100%		2031	* *					
	5% Cracking/Crumbling, Extocation: Boiler Room 5% 90% Now Cracking/Crumbling, Extocation: Basement Worn/Eroded, Extent: Location: Throughout 5% 80% 5% 10% 70% Now Broken/Missing Element Location: First Floor Water Penetration, Extet Location: First Floor 30%	5% Cracking/Crumbling, Extent: Moderate Location: Boiler Room 5% 90% Now \$1,000 Cracking/Crumbling, Extent: Moderate Location: Basement Worn/Eroded, Extent: Light, Area Affect Location: Throughout 5% 80% 5% 10% 70% Now \$6,300 Broken/Missing Elements, Extent: Seven Location: First Floor And Basement Of Water Penetration, Extent: Severe, Area Location: First Floor And Basement Of 30% 100% Cracking/Crumbling, Extent: Light, Area Location: West	5% LIFE Cracking/Crumbling, Extent: Moderate, Area Again Location: Boiler Room 5% 2037 90% Now \$1,000 2036 Cracking/Crumbling, Extent: Moderate, Area Again Location: Basement Worn/Eroded, Extent: Light, Area Affected: 25% Location: Throughout 5% 2037 80% LIFE 5% LIFE 10% LIFE 70% Now \$6,300 LIFE Broken/Missing Elements, Extent: Severe, Area Affected Location: First Floor And Basement Classroom Water Penetration, Extent: Severe, Area Affecte Location: First Floor And Basement Classroom The Location of the Life Location of Life Location of the Life Life Location of the Life Life Life Life Location of the Life Life Life Life Life Life Life Lif	Solution	% of Total Total Year Estimated Cost Year FY Cycle (Yrs)	Soft Fail Date Estimated Cost FY Estimated Cost Cycle (Years)		

ectrical	Current Repair	Future Replacement		Maintenance		
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2038	* *	5		
	Other Observation, Extent : Light, Area	Affected: 10	00%			
	Location: Basement					
	Explanation: One 100 Ampere Main	Disconnect S	witch Originat	es From .	Another Building	
Raceway						
Conduit	100%	2038	* *	1		
Panelboards						
Molded Case Bkrs	100%	2027	\$15,300	5	\$100	
Wiring						

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

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

Asset #: 30

Electrical	Current Repair		e Replacement	М		
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	T-5 Lamps And Fixtures, Exter	nt : Light, Area Afj	fected : 100%			
	Location: Throughout					
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		
	Other Observation, Extent : L	ight, Area Affected	! : 100%			
	Location: Throughout					
	Explanation: Controlled By	Photocells				
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	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source								
Natural Gas	100%		2038	* *	1			
Conversion Equipment					•			
Hot Water Boiler	100%		2033	* *	1	\$2,000		
	Other Obse	ervation, Extent : Light, Area	Affected	: 100%				
	Location .	: Basement						
	Explanati	on : 1 Gas Fired Modular Ho	ot Water	Boiler				
Distribution								
Hot Wtr Piping/Pump	100%		2036	* *	4	\$300		
Terminal Devices								
Convector/Radiator	100%		2033	* *	1	\$1,300		
Air Conditioning								
Energy Source								
Electricity	100%		2036	* *	1			

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

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

Asset #: 30

Mechanical		Current Repair		Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Split Unit	100%			2028	\$81,600			
		rvation, Exten			: 100%			
		: Basement, 1s		-				
				oof. 3 Aii	r Handling Units C	In Each	Floor. Refrigerant	
B1 . 11 . 1	Piping Mi	issing Insulatio	on On Roof.					
Distribution 1/P:cc	1000/			LIEE	* *	2	#5.200	
Ductwork/Diffusers	100%			LIFE	4. 4.	2	\$5,200	
Ventilation								
Exhaust Fans	100/			2020	¢100	2		
Wall Unit	10%	F	. T:-I A	2028	\$100	2		
		rvation, Exten : 1st Floor Kite						
		on : Exnaust F	an In 1st Floo	r Kitchei	n And 2nd Floor B	atnroom.		
No Component	90%							
Plumbing								
H/C Water Piping	1000/			2020	* *			
Brass/Copper	100%			2038	* *	1		
Water Heater	1000/			2026	Φ2 200	•	#100	
Gas Fired	100%			2026	\$2,300	2	\$100	
Sanitary Piping	2007				de de			
Cast Iron	98%		.	LIFE	* *	1		
Cast Iron		Now	\$600	LIFE	**	1		
		nt, Extent : Mo		Affected :	100%			
	Location	: Basement Cla	assroom					
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%			• • • •				
Generic	10%			2038	* *	1-2	\$100	
		w Preventer, E	xtent : Light, A	Area Affe	ected : 100%			
	Location	: Basement						

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.

Page: 31

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

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

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

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
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
Total	\$162,700	\$5,100	\$37,600	\$9,100
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			
Total	\$162,700	\$5,100	\$37,600	\$9,100



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

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

Asset #: 13413

chitecture	Current	Repair	Futur	e Replacement	M	aintenance			
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
erior									
Exterior Walls					_				
Cast in Place Concrete	5% Now	\$51,400	LIFE	**	5	\$4,500			
	Cracking/Crumbling Location: Through		, Area A <u>j</u>	gectea : 20%					
	Water Penetration, I		Affected	. 10%					
	Location : Through	_	Пусстей	. 10/0					
Masonry: Brick	95% Now	\$156,900	LIFE	* *	5	\$17,000			
j	Cracking/Crumbling			ffected : 20%	-	4-1,000			
	Location : Through	iout							
	Water Penetration, I		rea Affe	cted : 20%					
	Location : Through	iout							
Windows									
Aluminum	100% Now	\$7,700	2043	**	5	\$300			
	Broken/Missing Elen		erate, Ar	ea Affected : 25%					
	Location: Through		rea Affa	cted : 10%					
	Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10% Location : Throughout								
	Unit Inoperable, Extent : Moderate, Area Affected : 25%								
	Location: Throughout								
	Water Penetration, I	Extent : Moderate, A	rea Affe	cted : 10%					
	Location : Through	iout							
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			
Modified Dituffiell		ent, Extent : Light		ected : 100%	10	\$29,500			
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout								
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location : Through		-9						
	Explanation: Roof	Covered With Rub	ber Pads						

Interior

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

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

Asset #: 13413

rchitecture	Current Repair		Future Replacement		Maintenance		
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Floors							
Cast in Place Concrete	5% 0-2 Cracking/Crumbling, Location: Through Water Penetration, E Location: Through	out xtent : Light, Area			5	\$3,400	
Ceramic Tile	5% 0-2 Cracking/Crumbling, Location: Through	\$1,500 Extent : Light, Are	2030 ea Affecte	* * d : 10%	5	\$800	
Quarry Tile	10%		2032	* *	5	\$4,700	
Sheet Vinyl/Rubber	5% 2-4 Worn/Eroded, Extent Location: Through		2027 cted : 10%	\$47,200	5	\$1,200	
Vinyl Tile	75% 4+ Deflection Evident, E Location : Along Be Worn/Eroded, Extent Location : Along Be	aseboards : Moderate, Area			3	\$8,800	
Interior Walls							
Cast in Place Concrete	5% 0-2 Water Penetration, E Location: Basemen		LIFE Affected	* *			
Ceramic Tile	5%		2030	* *	5	\$2,700	
Concrete Masonry Unit	10%		LIFE	* *	5	\$2,200	
Gypsum Board	80% Now Cracking/Crumbling, Location: Group 4 Water Penetration, E Location: Group 4	Classroom xtent : Moderate, A			5	\$26,200	
Ceilings	1						
AcousTileSusp.Lay-In	100% Now Misaligned/Bulging, Location: Through Staining/Discoloring, Location: Through Water Penetration, E Location: Group 7	out Extent : Light, Ar out Basement xtent : Moderate, A	ea Affecte	ed : 10%	5	\$15,600	

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

Under 600 Volts

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

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

Asset #: 13413

Electrical		Current Repair	Futur	re Replacement	M	aintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%		2027	\$4,900	5	\$100		
		ervation, Extent : Moderate, : : Electrical Room	Area Affe	ected : 100%				
		: Etectricat Room ion : Main Service Switch Ra	401 14 12	200 4				
Switchgear / Switchboard	Ехріанан	on . Main Service Swiich Ka	ilea Ai 12	200 Amperes				
Fused Disc Sw	50%		2027	\$49,900	5	\$100		
Fused Disc Sw	50%		2047	**	5	\$100 \$100		
Raceway						4-00		
Conduit	70%		2027	\$37,500	1			
Conduit	30%		2047	* *	1			
Panelboards								
Fused Disc Sw	10%		2043	* *	5	\$100		
Molded Case Bkrs	90%		2043	* *	5	\$600		
Wiring	1000/		201-	de de				
Thermoplastic	100%		2047	* *	1			
Motor Controllers	1000/		2022	* *	5	\$200		
Locally Mounted Ground	100%		2032		5	\$200		
Grounding Devices								
Generic General Genera	100%		LIFE	* *	5	\$400		
Lighting						*		
Interior Lighting								
Fluorescent	97%		2027	\$59,200	10	\$24,100		
	T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		: Throughout The Building						
Fluorescent	3%		2035	* *	10	\$700		
		And Fixtures, Extent: Light	Area Af	fected : 100%				
	Location	: Kitchen						
Egress Lighting	500/		2022	* *	10	¢2 200		
Emergency, Battery	50% 50%		2032 2032	* *	10	\$3,300		
Exit, Service Exterior Lighting	3070		2032		1			
HID	20%	Now \$20,900	2037	* *				
1112		ning, Extent : Severe, Area A		100%				
	Location	=	33					
LED	1%		2035	* *				
222	Other Observation, Extent : Light, Area Affected : 100%							
		: Front Of The Building						
		ion: 2 LED Lights						
No Component	79%							
No Component	79%							

Alarm

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

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

Asset #: 13413

Electrical	Current Repair	Future Repla	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Estimary FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	80%					
Generic	20%	2032	* *	1	\$2,000	
	Other Observation, Extent:	Light, Area Affected : 100%	ó			
	Location : Hallways And C	Dutside				
	Explanation: CCTV Surve	illance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2032	* *	1-3	\$17,200	
	Other Observation, Extent:	Light, Area Affected : 100%	ó			
	Location : Throughout The	Building				
	Explanation: Strobe Light	s, Manual Pull Stations, Ala	rm Bells, I	Horns An	d Smoke Detectors	

Mechanical	Current Repa	ir Futur	Future Replacement		Maintenance			
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
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 To	p 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 : Se		•		4.,			
	Location: Throughout							
	Other Observation, Extent : Severe, Area Affected : 30%							
	Location: Throughout							
	Explanation : Electric Baseboard Radiation							
Air Conditioning								
Energy Source								
Electricity	100%	2035	* *	1				

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

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

Asset #: 13413

Mechanical	Current Repair			Futu	e Replacement	Maintenance		
System	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Component Type	Total	(Years)	Estimated Cost	FY FY	Estimated Cost	(Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	15%			2022	\$48,600	2	\$300	
Treating Cooming	-	-	tent : Light, Area A ient Unit, Roof	Affected :	15%			
Ext Pkg Unit - Heating/Cooling	15%	Now	\$48,600	2037	* *	2	\$200	
	Abandone Location		Extent : Severe, A	rea Affec	ted : 15%			
Split Unit	40%	J		2035	* *			
Spiit Oliit		ervation. F	Extent : Light, Area		1 : 40%			
	Location			111990000				
			v Units, R-410a					
Split Unit	20%			2032	* *			
Split Ollit		ervation F	Extent : Light, Area		1 · 20%			
	Location		210111 . 218111, 111001	111950000	. 2070			
		tion : 2 Uni	its. R-410a					
Split Unit	10%		,	2022	\$55,300			
Spiit Oliit		vice. Exten	t : Severe, Area Af		•			
	Location		severe, 11, ea 11 ₀	jeereu . 1	0,0			
		-	tent : Light, Area A	Affected :	10%			
	Location			33				
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		Now	\$23,900	LIFE	* *	2-5	\$15,100	
		•	Extent : Severe, Ar		ted : 25%			
-	Location	: Basemen	at b Side No Air Flo	ow.				
Exhaust Fans	1000/		40.500		* 12 000		4-00	
Roof		Now	\$8,600	2027	\$43,000	2	\$700	
	Not in Ser Location		t : Severe, Area Af	fectea : /	70%			
Dlumbing	Locuiton	. Rooj						
Plumbing H/C Water Piping								
Brass/Copper	100%			2037	* *	1		
Water Heater	100/0			2031		1		
Electric	100%			2025	\$22,800	4	\$200	
	100/0			2023	<i>\$22,000</i>	•	Ψ200	

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

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

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

Mechanical	Current Re	pair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date E Total (Years)	Sstimated Cost	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Sanitary Piping							
Cast Iron	100% Now	\$3,800	LIFE	* *	1		
	Blockage /Clogged, Ext	ent : Moderate, .	Area Affect	ted : 100%			
	Location: Clogged G.	rease Trap Unde	er Kitchen S	Sink			
Storm Drain Piping							
Cast Iron	100% Now	\$2,700	LIFE	* *	1		
	Blockage /Clogged, Ext	ent : Severe, Are	a Affected	: 15%			
	Location: Water Back	ks Up In Baseme	nt When It	Rains			
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
No Component	50%						
Generic	50%		2027	\$126,800	1-2	\$3,800	
Chemical System							
Generic	100%		2020	\$26,700	1-3	\$4,000	
	Other Observation, Ext	ent : Light, Area	Affected:	100%			
	Location: Kitchen						
	Explanation: 1 Set						

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 : 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

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

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

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
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
Total	\$195,800	\$145,800	\$177,900	\$81,400
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			
Total	\$195,800	\$145,800	\$177,900	\$81,400



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

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

Asset #: 4372

Architecture	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls					
Cast Stone/Terra Cotta	5%	LIFE **	5	\$43,700	
Masonry: Brick	65%	LIFE	5	\$72,700	
	Staining/Discoloring, Extent: L Location: On Penthouse	ngni, Area Affectea : 5%			
Masonry: Granite		3,500 LIFE **	5	\$4,200	
	Jnt Mortar Miss/Erod, Extent : Location : 1st Floor Various I				
Masonry: Limestone	10%	LIFE **	5	\$8,400	
	Staining/Discoloring, Extent : I Location : Various Locations	ight, Area Affected : 25%			
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	2070	LIIL		\$3,300	
IRMA/Protected Membrane	10% Now \$	8,900 2031 **			
	Miss/Damaged Flashings, Exter Location : Section Over 6th F	nt : Moderate, Area Affected : 10% loor At Southeast Corner			
Metal Panel		6,300 2039 ** nt : Moderate, Area Affected : 2%			
Modified Bitumen	40% Now \$3	0,200 2031 **			
	Miss/Damaged Flashings, Exter Location: Throughout	nt : Moderate, Area Affected : 10%			
	Water Penetration, Extent: Mo Location: Over 6th Floor	derate, Area Affected : 5%			
Interior					
Floors	10/	2025 #24.200	2	#2 000	
Carpet	1%	2025 \$24,300 0 000 LIFE **	3	\$2,800	
Cast in Place Concrete	5% 2-4 \$ Cracking/Crumbling, Extent: L Location: Throughout	9,900 LIFE	5	\$20,400	
Ceramic Tile		9,200 2035 **	5	\$4,700	
	Jnt Mortar Miss/Erod, Extent: Location: Bathrooms And To	Moderate, Area Affected : 45%		4 1,7 0 0	
Granite Panels	5% 2-4 \$	8,100 LIFE **	5	\$7,000	
	Cracking/Crumbling, Extent : L Location : Throughout			. , .	
Sheet Vinyl/Rubber	4%	2031 **	5	\$11,200	

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

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

Asset #: 4372

Architecture		Current R	lepair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	5%	2-4	\$21,600	LIFE	* *	5	\$7,600	
	_	Crumbling, : Througho	Extent : Light, Are	ea Affecte	ed : 10%			
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	
Ceilings								
AcousTileSusp.Lay-In	65%			2039	* *	5	\$121,300	
	Staining/D	iscoloring,	Extent : Light, Are	ea Affecte	ed : 5%			
	Location	: Various I	Locations Through	out				
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	15%			LIFE	* *	5	\$35,000	
Masonry: Infill Arch	5%			LIFE	* *			
Metal Panel	5%			LIFE	* *	5	\$11,700	

ectrical	Current Repai	r Future R	eplacement	М	aintenance	
stem Component Type	% of Fail Date Esti Total (Years)	mated Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2046	* *	5	\$500	
	Other Observation, Extent	: Light, Area Affected : 10	00%			
	Location : Electrical Roo	om .				
	Explanation: 2- Electric	al Services Rated At 4000	Amperes And 3	3000 Am	peres	
Transformers						
Dry Type	100%	2039	* *	5	\$500	
	Other Observation, Extent	: Light, Area Affected : 10	00%			
	Location: Basement And	6th Floor				
	Explanation: (4) 45kva S	Step-up Transformers For	Elevators			
Switchgear / Switchboard						
Fused Disc Sw	100%	2046	* *	5	\$500	
Raceway						
Conduit	100%	2046	* *	1		
Panelboards						
Fused Disc Sw	20%	2042	* *	5	\$600	
Molded Case Bkrs	80%	2042	* *	5	\$2,700	
Wiring						
Thermoplastic	100%	2046	* *	1		
Motor Controllers						
Locally Mounted	100%	2039	* *	5	\$800	

Ground

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

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

Asset #: 4372

Electrical	Current Repair	Future R	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground Grounding Devices Generic	100% Other Observation, Extent : Light, Are Location : Basement	LIFE a Affected : 1	**	5	\$1,900	
g. 11 P	Explanation: Located In Steam Room	n				
Stand-by Power Transfer Switches Automatic	100%	2039	* *	1	\$38,800	
Generators Diesel	100% Other Observation, Extent : Light, Are Location : Penthouse Explanation : 500 Kva Diesel Genera	2035 a Affected : 1	**	1	\$48,800	
Batteries						
Lead/Acid	80% Other Observation, Extent: Light, Area Location: 6th Floor Explanation: Penthouse	2020 a Affected : 1	\$1,200 00%	5	\$3,700	
Lead/Acid	20% Other Observation, Extent : Light, Area Location : 6th Floor		\$300	5	\$900	
Fuel Storage	Explanation: Load Bank For Testing	•				
Day Tank	30% Other Observation, Extent: Light, Area Location: Penthouse	2042 a Affected : 1	* *	5	\$7,000	
Main Tank	Explanation: 200 Gallons 70% Other Observation, Extent: Light, Area Location: Basement Explanation: 2000 Gallons	2054 a Affected : 1	**	5	\$2,600	
Lighting						
Interior Lighting Fluorescent	98% Motion Sensors in Use, Extent: Light, Location: Throughout			10	\$113,300	
	T-8 Lamps And Fixtures, Extent: Light Location: Throughout Other Observation, Extent: Light, Are Location: Throughout The Building Explanation: Daylighting Control					
HID	2%	2031	* *	10	\$100	
Egress Lighting Emergency, Service Exit, LED	50% 50%	2031 2054	* *	1 1		

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

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

Asset #: 4372

Electrical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Exterior Lighting						
Fluorescent	100%	2031	* *	10	\$11,500	
	Other Observation, Extent : Lig	ht, Area Affected : 100%				
	Location : Exterior					
	Explanation : Photocell Contr	ol				
Lightning Protection						
Arresters/Cabling						
Generic	100%	2054	* *	5	\$3,700	
Alarm						
Security System						
No Component	25%					
Generic	75%	2031	* *	1	\$35,300	
	Other Observation, Extent : Lig	ht, Area Affected : 100%				
	Location: Throughout					
	Explanation: Cameras And C	ard Reader Access Conti	rol			
Fire/Smoke Detection	_					
No Component	70%					
Generic	30%	2034	* *	1-3	\$23,300	

lechanical		Current Re	epair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Energy Source								
Utility Steam	100%			2036	* *	1		
Conversion Equipment								
Heat Exchanger, Plate &	90%	Now	\$78,000	2039	* *	1	\$50,500	
Frame								
	Leak Evide	ent, Extent:	Moderate, Area A	Affected :	5%			
	Location	: Basement						
	Other Obs	ervation, Ex	tent : Light, Area	Affected	: 100%			
	Location	: Basement						
	Explanat	ion : 2 Units	s - One Needs Imr	nediate I	Repair			
Pres. Reducing Valve/LP Steam	10%			2035	* *	5	\$700	
	Other Obs	ervation, Ex	tent : Light, Area	Affected	: 100%			
	Location	: Basement						
	Explana	ion : 2 Stage	?					
Distribution								
Hot Wtr Piping/Pump	100%			2042	* *	4	\$6,200	
Terminal Devices								
Air Handler	30%			2031	* *	1	\$23,400	
Convector/Radiator	10%			2039	* *	1	\$4,100	
Fan Coil Unit/Heat	60%			2031	* *	1	\$24,400	

Air Conditioning

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

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

Asset #: 4372

Mechanical		Current Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	100%		2042	* *	1		
Conversion Equipment							
Centrifugal, Elec Chille			2035	**	1	\$122,700	
		gerant, Extent : Light, Area A	ffected :	100%			
		: Chiller	A CC	1 1000/			
		ervation, Extent : Light, Area	Affectea	l : 100%			
		: Basement					
		tion : 2 Multi Stack Chillers	2021	* *			
Split Unit	10%		2031	* *			
Distribution	1000/		2046	* *	4	Φ.(.200	
CW & CHW Wtr	100%		2046	* *	4	\$6,200	
Pipe/Pump							
Terminal Devices	200/		2021	* *	1	¢22.400	
Air Handler/Cool/Ht	30% 70%		2031 2031	* *	1	\$23,400	
Fan Coil - 4 Pipe	/0%		2031		1	\$28,500	
Heat Rejection Water Cooling Tower	100%	4+ \$45,700	2024	¢457 100	2	¢101.400	
water Cooling Tower		Extent: Light, Area Affected		\$457,100	2	\$101,400	
	Location	-	. 10/0				
Ventilation	Location	. Rooj					
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$70,300	
Exhaust Fans	10070					Ψ, σ,ε σ σ	
Interior	90%		2026	\$385,700	2	\$3,500	
Roof	10%		2026	\$20,000	2	\$400	
Plumbing				4-0,000		4.00	
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%						
		ervation, Extent : Light, Area	Affected	l : 0%			
		: Playground Area Of Roof					
	Explanat	tion : Fountains					
Backflow Preventer							
Generic	100%		2034	* *	1	\$7,700	

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.

System Component Type	Mechanical	Current Repair	Future Replac	cement	M	aintenance	
Fixtures 100% 2046 ** 1-2 \$35,300	Component			ted Cost		Estimated Cost	Priority
Generic 100% Obsolete Fixtures, Extent: Moderate, Area Affected: 5% Location: Toilet Rooms Vertical Transport Elevators Geared Traction 80% LIFE ** Other Observation, Extent: Light, Area Affected: 100% Location: Basement To 6th Floor Explanation: 4 Passenger Units Hydraulic 20% LIFE ** Other Observation, Extent: Light, Area Affected: 20% Location: Basement To 1st Floor Explanation: 1 Freight Fire Suppression Standpipe Generic 100% 2046 ** 1-5 \$63,500 Sprinkler Generic 100% 2046 ** 1-2 \$35,300 Fire Pump	Plumbing						
Obsolete Fixtures, Extent: Moderate, Area Affected: 5% Location: Toilet Rooms Vertical Transport Elevators Geared Traction 80% LIFE ** Other Observation, Extent: Light, Area Affected: 100% Location: Basement To 6th Floor Explanation: 4 Passenger Units Hydraulic 20% LIFE ** Other Observation, Extent: Light, Area Affected: 20% Location: Basement To 1st Floor Explanation: 1 Freight Fire Suppression Standpipe Generic 100% 2046 ** 1-5 \$63,500 Sprinkler Generic 100% 2046 ** 1-2 \$35,300	Fixtures						
Location : Toilet Rooms	Generic	100%					
Vertical Transport Elevators Geared Traction 80% LIFE ** Other Observation, Extent: Light, Area Affected: 100% Location: Basement To 6th Floor Explanation: 4 Passenger Units 1 20% LIFE ** Other Observation, Extent: Light, Area Affected: 20% Location: Basement To 1st Floor Explanation: 1 Freight Fire Suppression Standpipe Generic 100% 2046 ** 1-5 \$63,500 Sprinkler Generic 100% 2046 ** 1-2 \$35,300 Fire Pump		Obsolete Fixtures, Extent : Mo	oderate, Area Affected : 5%	ó			
Elevators Geared Traction 80% LIFE ** Other Observation, Extent: Light, Area Affected: 100% Location: Basement To 6th Floor Explanation: 4 Passenger Units Hydraulic 20% LIFE ** Other Observation, Extent: Light, Area Affected: 20% Location: Basement To 1st Floor Explanation: 1 Freight Fire Suppression Standpipe Generic 100% 2046 ** 1-5 \$63,500 Sprinkler Generic 100% 2046 ** 1-2 \$35,300 Fire Pump		Location: Toilet Rooms					
$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	Vertical Transport						
Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 6th Floor Explanation : 4 Passenger Units	Elevators						
$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	Geared Traction	80%	LIFE	* *			
$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$		Other Observation, Extent : L	ight, Area Affected : 100%				
Hydraulic 20% LIFE * * *		Location: Basement To 6th	Floor				
Other Observation, Extent: Light, Area Affected: 20% Location: Basement To 1st Floor Explanation: 1 Freight Suppression Standpipe Standpipe Sprinkler Sprinkler Generic 100% 2046 ** 1-5 \$63,500 Sprinkler Generic 100% 2046 ** 1-2 \$35,300 Fire Pump Fire Pump<		Explanation : 4 Passenger U	Inits				
Location : Basement To 1st Floor Explanation : 1 Freight	Hydraulic	20%	LIFE	* *			
Explanation: 1 Freight Explanation: 1 Freight Suppression Standpipe 2046 ** 1-5 \$63,500 Sprinkler Generic 100% 2046 ** 1-2 \$35,300 Fire Pump	•	Other Observation, Extent : L	ight, Area Affected : 20%				
Fire Suppression Standpipe Generic 100% 2046 ** 1-5 \$63,500 Sprinkler Generic 100% 2046 ** 1-2 \$35,300 Fire Pump		Location: Basement To 1st 1	Floor				
Standpipe Generic 100% 2046 ** 1-5 \$63,500 Sprinkler Generic 100% 2046 ** 1-2 \$35,300 Fire Pump		Explanation: 1 Freight					
Generic 100% 2046 ** 1-5 \$63,500 Sprinkler Generic 100% 2046 ** 1-2 \$35,300 Fire Pump Fire Pump	Fire Suppression						
Sprinkler 2046 * * 1-2 \$35,300 Fire Pump * * 1-2 * 1-2 * 1	Standpipe						
Generic 100% 2046 ** 1-2 \$35,300 Fire Pump	Generic	100%	2046	* *	1-5	\$63,500	
Fire Pump	Sprinkler						
•	Generic	100%	2046	* *	1-2	\$35,300	
Generic 100% 2035 ** 1 \$22.500	Fire Pump						
Generic 10070 2033 1 \$23,300	Generic	100%	2035	* *	1	\$23,500	

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

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
Total	\$71,700	\$506,500
Importance Code A	\$71,700	\$96,400
Importance Code B		\$410,200
Total	\$71.700	\$506 500

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
Total	\$180,300	\$6,900	\$37,600	\$10,900
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
Total	\$180,300	\$6,900	\$37,600	\$10,900



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

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

Asset #: 13414

Architecture	Current Re	pair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	20/	_		di di	_	#0 = 00	
Cast in Place Concrete	3%		LIFE	* *	5	\$8,500	
Concrete Masonry Unit	30% Now	. ,	LIFE		5	\$5,300	
	Diagonal Cracks, Exter Location: Throughou		Ајјеси	ea : 5%			
	Horizontal Cracks, Ext		a Affec	eted · 5%			
	Location: Throughou		и гујес	iea . 570			
	Water Penetration, Ext		fected :	- 5%			
	Location : Throughou		,				
Masonry: Brick	67% Now		LIFE	* *	5	\$19,000	
Wasoniy. Brick	Water Penetration, Ext			20%	J	Ψ15,000	
	Location : Throughou						
Windows							
Aluminum	100%	2	2045	* *	5	\$3,700	
Parapets							
Metal Panel	15%		2049	* *	5	\$2,100	
Metal: Cage/Fence	85%	2	2042	* *	5-10	\$23,500	
Roof	• • • • • • • • • • • • • • • • • • • •	444.000		di di			
Modified Bitumen	20% Now		2037	**			
	Water Penetration, Ext		a Affec	eted: 20%			
	Location: Throughou						
Play Surface	80% Now Water Penetration, Ext. Location: Throughout	ent : Moderate, Are	2034 a Affec	* * cted : 10%			
Soffits							
Metal Panel	100%		2049	* *	5-10		
Interior							
Floors	70 /	-	TEE		_	45.000	
Cast in Place Concrete	5%		LIFE	* *	5	\$5,800	
Ceramic Tile	5% Now Cracking/Crumbling, E		2038		5	\$700	
	Location: Throughou		теи Ајј	естей . 10/0			
	Patching Evident, Exter		cted ·	10%			
	Location: Throughou		cica.	1070			
Quarry Tile	5%		2042	* *	5	\$2,000	
Vinyl Tile	85% 2-4		2034	* *	3	\$8,500	
v myr i ne	Cracking/Crumbling, E			fected : 10%	3	\$6,500	
	Location : Throughou		33				
Interior Walls							
Ceramic Tile	5%	2	2038	* *	5	\$2,100	
Concrete Masonry Unit	10%	I	LIFE	* *	5	\$3,300	
Gypsum Board	85% Now	\$14,800 I	LIFE	* *	5	\$21,000	
	Cracking/Crumbling, E		Affecte	d : 5%			
	Location : Throughou						
	Water Penetration, Ext		fected .	10%			
	Location: Throughou	t					

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

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

Asset #: 13414

Architecture		Current Repair		Future Replacement		M		
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	100%			2042	**	5	\$26,600	
	_	_	tent : Light, Ar	ea Affect	ed : 5%			
		: Throughout	7. 7. 4	1.00	50/			
			nt : Light, Area	Affected	: 5%			
= .	Location	: Throughout						
Site Enclosure								
Fence/Gates	000/			2040	* *			
Chain Link	80%			2049	* *			
Iron Picket	20%		Italia Ana	2049				
		iea Finish, Exi i : Throughout	ent : Light, Are Wast Sida	а Ајјесте	a: 75%			
T'. D	Location	. Inrougnout	wesi side					
Site Pavements Public Sidewalk								
Cast in Place Concrete	100%			2042	* *			
On-Site Walkways	10070			2042				
Cast in Place Concrete	90%	Now	\$800	2042	* *			
Cast III I lace Concrete			\$600 tent : Moderate		ffected : 15%			
	_	: Throughout	ieni . moueraie	, 111eu 11	ijecieu . 1570			
			ent : Moderate,	Area Af	fected · 5%			
		a: Throughout		111 001 1199	cerea : 570			
Metal		Now	\$2,000	2049	* *	1-3	\$800	
iviciai	_				. 5%	1-3	\$600	
	Cracked Weld, Extent : Moderate, Area Affected : 5% Location : Throughout							
	Location : Throughout Loose Connections, Extent : Moderate, Area Affected : 10%							
	Loose Connections, Extent : moderate, Area Affectea : 10% Location : Throughout							
		_		rate Ar	ea Affected : 15%			
	-	earing/scaiing i : Throughout	,, емет . 1910ае	ruie, Ar	л престей . 15/0			
M-4-1				2050	* *	1.2	¢200	
Metal	2%			2059		1-3	\$200	

lectrical	Current Repair	Future	Replacement	М	aintenance	
stem Component Type	% of Fail Date Estimated Cos Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2029	\$4,900	5	\$100	
	Other Observation, Extent: Light, Ar	ea Affected :	100%			
	Location : Electrical Room 1st Floo	r				
	Explanation : Two 400 Ampere Mai	n Disconnect	Switches			
Switchgear / Switchboard						
Fused Disc Sw	100%	2029	\$99,700	5	\$100	
Raceway						
Conduit	30%	2029	\$16,100	1		
Conduit	70%	2049	* *	1		

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

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

Asset #: 13414

Electrical	Current F	Current Repair Future Replacement Maintenance		aintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Panelboards							
Fused Disc Sw	5%		2045	* *	5		
Molded Case Bkrs	20%		2028	\$15,300	5	\$100	
Molded Case Bkrs	75%		2045	* *	5	\$500	
Wiring							
Thermoplastic	90%		2049	* *	1		
Thermoplastic	10%		2029	\$6,800	1		
Motor Controllers							
Locally Mounted	100%		2042	* *	5	\$200	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$700	
Lighting							
Interior Lighting							
Fluorescent	5%		2034	* *	10	\$1,000	
	Compact Fluorescent Location : Lobby	t Light, Extent : Lig	ht, Area	Affected : 100%			
Fluorescent	95%		2034	* *	10	\$19,800	
	T-8 Lamps And Fixtu Location : Through		Area Aff	ected : 100%			
Egress Lighting							
Emergency, Battery	50%		2034	* *	10	\$2,700	
Exit, Service	50%		2034	* *	1		
Exterior Lighting							
HID	100%		2034	* *	10	\$100	
Alarm							
Security System							
No Component	70%						
Generic	30%		2034	* *	1	\$2,600	
	Other Observation, E	Extent : Light, Area	Affected	: 100%			
	Location: Hallways	s And Outside					
	Explanation: Intrus	sion Alarm And CC	TV Cam	era			
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%		2034	* *	1-3	\$4,200	
Generic, Digital	3070		2034		1-3	ψτ,200	

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

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

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

Asset #: 13414

Mechanical		Current Repair Future Replacement Maintenance						
System Component Type	% of Total	Fail Date Esti (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	50% Other Obs	ervation, Extent	: Light, Area	2029 Affected	\$25,600 !: 50%	1	\$5,600	
	Locatior Explana	: Roof tion : 2 Units						
Radiant Heater	25%			2034	* *	2	\$2,600	
Radiant Heater	25%	Now	\$19,300	2029	\$96,400	2	\$2,100	
	_	Extent : Severe, : Throughout, L			nent			
Air Conditioning								
Energy Source								
Electricity	100%			2045	* *	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2029	\$272,300	2	\$1,400	
Treating/Cooming	Other Obs	ervation, Extent	: Light, Area	Affected	! : 100%			
	Location		. –	5,5				
	Explana	tion : 2 Units						
Ventilation								
Distribution								
Ductwork/Diffusers		Now	\$20,000	LIFE	* *	2-5	\$1,300	
	_	e Supply, Extent : Kitchen	: Severe, Are	a Affecte	d : 100%			
Ductwork/Diffusers	90%			LIFE	* *	2-5	\$18,100	
Exhaust Fans								
Roof	100%			2034	* *	2	\$700	
Plumbing								
H/C Water Piping	1000/			20.40	* *			
Brass/Copper	100%			2049	* *	1		
Water Heater Electric	100%			2027	\$19,200	4	\$100	
Sanitary Piping	10070			2027	\$19,200		\$100	
Cast Iron	5%	Now	\$8,000	LIFE	* *	1		
Cust Iron		/Clogged, Extent			ed : 100%	1		
	Location				se Trap Tends To	Become (Clogged Due To	
Cast Iron	95%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s) Electric	100%			2034	* *	4	\$900	
Backflow Preventer	<u> </u>							
Generic	100%			2034	* *	1	\$1,400	
Fixtures								
Generic	100%							
Vertical Transport								

Vertical Transport

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.

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent: Ligh	it, Area Affected : 10	00%			
	Location : Basement To The Re	oof				
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
No Component	10%					
Generic	90%	2049	* *	1-2	\$5,700	
Chemical System						
Generic	100%	2027	\$26,700	1-3	\$3,700	
	Other Observation, Extent : Ligh	nt, Area Affected : 10	00%			
	Location : Kitchen					
	Explanation : The System Year	ly Inspection Is Past	Due			

^{**} 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 : 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

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

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
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
Total	\$123,300	\$5,400	\$11,000	\$8,500
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
Total	\$123,300	\$5,400	\$11,000	\$8,500



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

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

Asset #: 13412

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
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		Now	\$34,800	LIFE	* *	5	\$18,200	
		r Miss/Eroo : Window	l, Extent : Moderai Sills	e, Area 1	Affected : 10%			
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		Now	\$5,900	2042	* *			
		etration, E : Room 20	xtent : Light, Area 3	Affected	: 10%			
Modified Bitumen	75%	Now	\$63,400	2034	* *			1
		xtent : Seve : Through	ere, Area Affected . out	40%				
		-	, Extent : Moderate	e, Area A	ffected : 100%			
	Location	: Clogged	Drain					
		aged Flash : Through	ings, Extent : Mod out	erate, Ar	rea Affected : 20%			
	_	Extent : Mo : Through	derate, Area Affec out	ted : 40%	6			
	-	en/Split, Ex : Through	tent : Severe, Area out	Affected	l : 40%			
		_	xtent : Moderate, A	Area Affe	cted : 10%			
	Location	: Rooms 1	20, 203 And 206					
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	_		\$6,200 tent : Moderate, A forridors	2029 rea Affec	\$123,600 eted: 25%	5	\$3,100	
		bstrate, Ex : Public C	tent : Moderate, A orridors	rea Affec	cted : 25%			
Vinyl Tile	_	2-4 Crumbling, : Through	\$4,400 Extent : Light, Are	2029 ea Affect	\$87,800 ed : 10%	3	\$3,800	

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

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

Asset #: 13412

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Ceramic Tile	10%			2038	* *	5	\$3,000	
Concrete Masonry Unit	5%			LIFE	* *	5	\$1,200	
Gypsum Board	85%			LIFE	* *	5-10	\$42,800	
Ceilings								
AcousTileSusp.Lay-In	73%	Now	\$2,000	2042	* *	5	\$6,000	
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	ected : 10%			
	Location	: Rooms 2	03 And 206					
Exposed Struc: Steel	2%			LIFE	* *	10	\$700	
Gypsum Board	25%	0-2	\$800	LIFE	* *	5	\$5,100	
eypram Brain	_	etration, E.	xtent : Moderate, A		ected : 10%	Č	Ψ0,100	
			ir And Library	33				
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2064	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2042	* *			
Activity Yard								
Under Construction	100%							

ectrical	Current Repai	r Future Repl	acement	M	aintenance	
vstem Component Type	% of Fail Date Estin Total (Years)	mated Cost Year Estim	nated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2049	* *	5		
	Other Observation, Extent	: Light, Area Affected : 100%	6			
	Location: Electrical Roo	m				
	Explanation : Main Servi	ce Switch Rated At 800 Amp	eres. It Is In	Good C	ondition.	
Switchgear / Switchboard						
Fused Disc Sw	100%	2049	* *	5		
Raceway						
Conduit	100%	2049	* *	1		
Panelboards						
Fused Disc Sw	2%	2045	* *	5		
Molded Case Bkrs	98%	2045	* *	5	\$300	
Wiring						
Thermoplastic	100%	2049	* *	1		
Motor Controllers						
Locally Mounted	100%	2042	* *	5	\$100	

Ground

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

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

Asset #: 13412

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

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

Air Conditioning

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

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

Asset #: 13412

Mechanical	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Air Conditioning						
Energy Source						
Electricity	100%	2037	* *	1		
Conversion Equipment						
Ext Pkg Unit - Heating/Cooling	90%	2029	\$120,600	2	\$600	
	Other Observation, Extendation : Roof		: 100%			
	Explanation: 6 Packag	e Units, R-22				
Split Unit	10%	2029	\$22,900			
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2	\$18,200	
Ventilation 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		
	Other Observation, Exten	ıt : Severe, Area Affecte	d: 100%			
	Location: Roof					
	Explanation: Kitchen I	Exhuast Not Working				
lumbing						
H/C Water Piping						
Brass/Copper	100%	2039	* *	1		
Water Heater						
Gas Fired	100%	2027	\$6,500	2	\$200	
	Other Observation, Exter	nt : Light, Area Affected				
	Location: 2nd Floor					
	Explanation : One 75-8	allon, One 4-gallom				
Sanitary Piping	1	, ,				
Cast Iron	98%	LIFE	* *	1		
Cast Iron	2% Now	\$200 LIFE	* *	1		
0 400 11 011	Leak Evident, Extent : Se		0%	-		
	Location : 1st Floor Ce	. 55				
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer	10070	LII L		1		
Generic Generic	100%	2029	\$2,700	1	\$700	
Fixtures	100/0	2027	Ψ2,700	1	ψ/00	
Generic	100%					
	100/0					
Vertical Transport Elevators						
	100%	LIFE	* *			
Hydraulic						
	Other Observation, Exter Location : 1st To 2nd F	-	. 100%			
		1001				
	Explanation: 1 Unit					

Fire Suppression

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.

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ADMIN. FOR CHILDREN'S SERVICES - 068 STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER

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

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.